

Our Role as a Landlord

| 1. What would you like to see landlords do differently in the district, and why? | | | | |
|--|---------------------|---|------------------|--|
| | | | Response Percent | Response Total |
| 1 | Open-Ended Question | | 100.00% | 15 |
| | | | | Officer Response |
| 1 | | safeguard their tenants | | <p>1 We have clear operational policies and procedures concerning safeguarding . Our staff are trained in safeguarding and are aware of the 6 principles surrounding safeguarding concerns. We work in partnership with external support agencies and Health & Social Care to enable safeguarding of our tenants.</p> <p>2 – We work with community groups who have requested support to maintain community gardens or to have raised beds installed. We also have allotments throughout the district that are managed through a management agreement</p> <p>3 – We provide a range of heating systems to suit the property and location. We have programmes of works which provide loft, cavity, and external wall insulation to improve the thermal efficiency of the home we provide. We undertake works to help alleviate excessive moisture from properties which could lead to condensation</p> <p>We provide lifetime tenancies to all of our tenants and after a 12 month introductory tenancy to new tenants, they are also given a lifetime tenancy (subject to the tenant not breaching their tenancy conditions within the 12 month period)</p> <p>4 – This relates to private sector landlords</p> <p>5 – A full stock condition survey is undertaken on all empty properties to assess the need for improvement. Properties identified for heating or remedial upgrade works are undertaken while empty where possible. We work in partnership with Severn Wye energy agency to identify new technologies and funding streams.</p> <p>6 - All decisions are transparent and Governance of Housing decisions is regulated by the Housing Committee and Strategy and</p> |
| 2 | | More focus on the use and care of outdoor growing spaces. Encourage and enable residents to grow food, flowers and trees. Vibrant, colourful outdoor spaces are incredibly important to improve mental health and reduce crime. Encourages community cohesion. | | |
| 3 | | Investing in energy efficient, warm and healthy homes. Providing secure, long-term tenancies. | | |
| 4 | | Preferably all go through letting agents. | | |
| 5 | | When upgrading, carrying out planned maintenance/renewal works on housing stock, use the opportunity to incorporate energy saving measures and technology into the housing stock. Get free, up to date information on what is achievable, what is available and current from companies that are specialists in the renewable world and have direct access to manufacturers of such technologies for heating, hot water and generation/storage of electricity. | | |
| 6 | | They should be more accountable. | | |
| 7 | | Keep rent within levels affordable to people on benefits and in work | | |
| 8 | | more attention to environmental issues, e.g solar panels, water conservation, like rainwater harvesting, electric car points. Refuse collection points e.g at the end of a set number of houses, for cardboard, tins, in secure areas to avoid piles outside homes that get blown about etc.with proviso for the disabled, elderly etc who cant get about so easily. Car parking provision as well as homes built on bus routes, or bus routes made available to new estates. | | |
| 9 | | Give some thought to the single 28+ age group who cannot afford th rent privately. This age group cannot move forward and live independently. | | |
| 10 | | Get Local Authorities building more houses of Parker Morris size | | |
| 11 | | Stroud council should not be closing homes ie Gleblands Cam. and building more homes for the older generation who could downsize from larger council houses. | | |

| | | | |
|----|--|--|----|
| 12 | The properties should be kept at a high standard with regular inspections by independent persons appointed, with poor landlords brought to task if they fail to acknowledge complaints from tenants and fail to carry out the necessary improvements | Resources Committee 7 – All rents in social housing are deemed affordable and determined by Government – those in the private sector have no such constraints 8 – We have installed more than 440 heat pumps, and over 690 PV systems to properties. We have a CHP unit which provides heating and hot water to more than 20 properties, and communal facilities. One estate to date has benefited from revised refuge collection facilities, which will now be rolled out across the stock as part of planned works programmes. Estate facilities are consulted upon and revised in line with best practice. | |
| 13 | Encourage Government to provide long term tenure to residential tenants. | | |
| 14 | I would like landlords to recognise the needs of individual vulnerable groups. Stroud DC could be more creative with allocations, to give people a chance. EG have bespoke flats for care leavers. | | |
| 15 | n/a Increase the supply of genuinely affordable homes, with more for social rent. Improving conditions and environmental standards. Meet higher consumer standards that are anticipated following Government consultation post Grenfell. | | |
| | | answered | 15 |
| | | skipped | 4 |

Private Sector Housing

| 2. Were you aware of the range of services the Council can provide to those living in the private sector? | | | | | | |
|---|-----------|---|-----------------|------|--------------------|----------------|
| | | | | | Response Percent | Response Total |
| 1 | Yes |  | | | 50.00% | 9 |
| 2 | No |  | | | 50.00% | 9 |
| Analysis | Mean: | 1.5 | Std. Deviation: | 0.5 | Satisfaction Rate: | 50 |
| | Variance: | 0.25 | Std. Error: | 0.12 | | |
| | | | | | answered | 18 |
| | | | | | skipped | 1 |

| 3. How do you think we would be best to get this message out to vulnerable tenants? | | | | |
|---|--|--|------------------|----------------|
| | | | Response Percent | Response Total |

| 1 | Open-Ended Question | 100.00% | 15 | Officer Response |
|----|--------------------------------------|---|---|------------------|
| 1 | 02/04/2019 12:20 PM ID: 113055995 | Heavily publicise a (freephone) helpline for any housing issues. Those with issues outside of the council's remit could be signposted elsewhere. This would also provide a valuable general public service. | <p>This is already available, for issues relating to affordable warmth issues there is the Warm & Well free phone help line. For other housing issues in private sector housing the Council can be contacted directly and for adaptations requirements there is the County Council Adult Helpdesk phone number. All this information is published on the Councils Website.</p> <p>When ever we can we raise awareness with front line staff and other agencies working with vulnerable people. We have information leaflets available covering a range of subjects.</p> <p>Last year we developed a ½ day training programme for those working with vulnerable people especially those likely to be housed in the private rented sector it was fully subscribed and we intend to run it again this year.</p> <p>We have had information pages on GP Surgery electronic information boards and leaflets have been given to the surgeries and pharmacies to hand out.</p> <p style="text-align: center;">We will however, look to refresh all these activities this year.</p> | |
| 2 | 24/04/2019 11:52 AM ID: 114729432 | <p>Direct outreach.</p> <p>Newsletters through doors (consider working with volunteers to deliver).</p> <p>Working through other support services.</p> <p>Working through community institutions: e.g. playgroups, churches, social clubs, pubs.</p> | | |
| 3 | 24/04/2019 13:23 PM ID: 114745306 | It's not easy because I think they have to be told by people they know and trust. You will have to find out who these people are (key workers, social workers etc). Painful to start with but worthwhile in the end. | | |
| 4 | 24/04/2019 14:53 PM ID: 114750046 | Through the social service network and care providers. | | |
| 5 | 24/04/2019 15:17 PM ID: 114767017 | Via regular social media posts and newspaper articles, asking readers to share with all private renters whom they know. | | |
| 6 | 24/04/2019 17:08 PM ID: 114782825 | Referrals from Jobcentreplus, police, social services, schools and GP surgeries etc. Leaflet inserted with council tax bill. Notices on facebook etc and local press | | |
| 7 | 25/04/2019 15:05 PM ID: 114866574 | Local community projects. Foodbank. Emmaus etc. Possibly surgeries. Youth centres e.g The Door . District Nurses and Health Care workers. | | |
| 8 | 25/04/2019 19:00 PM ID: 114893483 | Through the media, leaflet drop and regular public meetings. | | |
| 9 | 25/04/2019 22:32 PM ID: 114907872 | NA | | |
| 10 | 25/04/2019 23:38 PM ID: 114906399 | Information left in Doctors surgeries. Information to be available at Parish Council Offices and make staff and Councillors what the council can provide. | | |
| 11 | 27/04/2019 11:30 AM ID: 114948070 | In writing in the 1st instance with a liaison officer who could call on those who who are vulnerable and do not fully understand their rights and what they are entitled too. The Council should also use the full force of the law and take action against the poor performing Landlords | | |

| | | | | |
|----|--------------------------------------|---|----------|----|
| 12 | 29/04/2019 14:40 PM ID: 115158863 | Make contact directly to tenants. | | |
| 13 | 01/05/2019 10:05 AM ID: 114848854 | Via support workers and estate managers as well as face to face. | | |
| 14 | 01/05/2019 13:00 PM ID: 115385655 | A variety of methods: local press, internet, CAB and other advice groups, parish and town councils, maybe doctors' surgeries and libraries | | |
| 15 | 02/05/2019 10:41 AM ID: 115484566 | Work with intermediary bodies that offer outreach, advisory and support services. Use data to identify people who could potentially benefit and market opportunities to them. The Council should use different methods to communicate generally and include local groups, news outlets, surveys, newsletters and social media platforms. Having a range of ways in which people can engage is important. Any links with estate agents/ landlords/ agencies (schools, social services) should also be used effectively. | | |
| | | | answered | 15 |
| | | | skipped | 4 |

Housing Needs: Other types of Accommodation (this question is about formal travellers as well as informal shed and van dwellers)

| 4. Have you noticed this happening in your local area? | | | | | | | | |
|--|-----------|--|-----------------|------|--------------------|----------------|------------------|----|
| | | | | | Response Percent | Response Total | Officer Response | |
| 1 | Yes |  | | | 47.06% | 8 | | |
| 2 | No |  | | | 52.94% | 9 | | |
| Analysis | Mean: | 1.53 | Std. Deviation: | 0.5 | Satisfaction Rate: | 52.94 | answered | 17 |
| | Variance: | 0.25 | Std. Error: | 0.12 | | | skipped | 2 |

| 5. Do you think providing assistance to these sorts of households should be a priority? | | | |
|---|--|---|------------------|
| | | Response Percent | Response Total |
| 1 | Open-Ended Question | 100.00% | 17 |
| | | | Officer Response |
| 1 | No | SDC adopted several years ago the County Wide protocol for dealing with unauthorised encampments which promotes a toleration policy when dealing with such sites. | |
| 2 | No more than other households. But negative environmental effects must not be ignored and they should be responsible as much as anyone else for breaking the rules that we are all bound by. | | |
| 3 | Yes. We should also consider ways to support positive choice of alternative lifestyles, tiny homes etc., whilst being careful to avoid this becoming a source of poor quality and insecure housing. | | |
| 4 | Yes, but no more of a priority than ensuring the elderly are well treated and well cared for, that homelessness is eradicated and that all vulnerable people are looked after. | | |
| 5 | In individual cases when a problem is identified or a specific need. | | |
| 6 | Assistance yes - 'policing' no | | |
| 7 | Low to medium priority | | |
| 8 | Not top priority, more needs to be clarified as to WHY folk are choosing this method of living. | | |
| 9 | No. People who are working wheather single or married should have priority. | | |
| 10 | NA | | |
| 11 | I am aware of a proposed travellers camp in the vicinity of Cam railway station towards Coaley. I hope this is not the case as when STC have given permission for 500 + houses in this area people will not accept a traveller camp in such close proximity. people who buy houses for hundreds of thousands of pounds will understandable not find it acceptable to have travellers as neighbours. | | |
| 12 | I think that if people decide the only way to survive is to live in mobile dwellings then there is something very badly going wrong with our society and more affordable housing should be available. In the mean time facility's should be available to those choosing this lifestyle in the form of managed sites and those choosing the lifestyle should be discouraged from invading private/public land or parked on the streets. Help and advice should be offered to these people to encourage them into affordable accommodation however if there is not enough of this then priority should be given to building or adapting existing buildings to this end | | |
| 13 | There is a difference between those living on boats and "travellers" Also need to include "park | | |

| 5. Do you think providing assistance to these sorts of households should be a priority? | | | |
|---|--|------------------|----------------|
| | | Response Percent | Response Total |
| | homes" | | |
| 14 | Yes, whilst avoiding deminising lifestyle choices. | | |
| 15 | Yes | | |
| | | answered | 17 |
| | | skipped | 2 |

Housing Advice and Homelessness

| 6. | Is there any thing else we should be doing? | |
|----|---|--|
| 1 | working closer with mental health support providers | Noted – thank you |
| 2 | Grant planning permission on more individual plots for self builders | Agreed - this is covered in the self-build section of the Strategy |
| 3 | Making sure this is funded by central government as it is a national problem. | Noted- thank you. |
| 4 | Making empty property (Tricorn House maybe and other office blocks, houses etc) available for use as shelter and a place to set up soup kitchens etc. | The Council is currently seeking to commission temporary accommodation for homeless households. |
| 5 | Look beyond the main housing developers, and get homes built for less, that meet or exceed current energy performance standards to provide affordable rental accommodation or first home purchases. There are companies doing this, that could expand rapidly with the kind of assistance that is afforded to the large housing and development companies. | The Council doesn't give financial assistance to private sector housing and development companies. We are constantly looking for ways to get homes built for less! |
| 6 | You should follow the example of Glasgow - homes first AND all relevant support. | Noted – thank you |
| 7 | Direct liaison with police nhs schools etc. Ensure rent levels are fair and process benefit claims quickly | Noted – thank you |
| 8 | Vital it is multi agency, fragmentation of services is one of biggest hurdles | Noted – thank you |
| 9 | Do what you say. After accompanying my own daughter through the council housing minefield I found questions she was asked out of date in this modern world...needs updating! Not making people feel second rate (this isn't everyone) more training is needed relating to mental health. | Noted – thank you |
| 10 | Integrate NHS & social service funding | Noted – thank you |
| 11 | If SDC still own Tricorn Ebley. it should be turned into flats for temporary housing. | SDC has unfortunately never owned Tricorn house. |
| 12 | Yes the 1st thing that should be done is to have enough accommodation in publicly ownership even if this means purchasing privately owned properties. The use of private rented homes should be avoided at all cost. It is immoral for profit to made from peoples misfortune, follow the lead from Stroud and build more council houses and stop the selling of these properties that has led to the shortfall in the 1st place. Yes provide support for people leaving hospital or those that become too infirm to look after them selves and provide the necessary care. | We would love to ensure that there is enough publicly-owned housing to meet need. However our budgets don't allow for this. We are, in fact, in Stroud and building more council houses. Sadly we're unable to prevent people exercising the Right to Buy as this is enshrined in law. |
| 13 | Publicize to local charities (not necessarily involved normally with the homeless) who are compassionate about these problems; but do not know the source of assistance. | Noted – thank you |
| 14 | More work with private landlords, lodgings to get more affordable options. | Noted – thank you |
| 15 | I can't think of anything. | Noted – thank you |
| 16 | Establish some temporary accommodation provision with the District, some available year round in addition to short term provision in winter. | Noted – thank you |
| 17 | Stonehouse Town Council commends the success of the work of the SDC housing teams, particularly Housing Renewal and Housing Advice for their work in improving conditions in private sector housing and preventing homelessness. | Noted – thank you |

| | | |
|--|--|--|
| | <p>Housing advice and support should be easy to access, people need to be able to talk to people and get the right support.</p> <p>Ensuring that basic signposting information is available locally e.g. Town Parish councils/Library. We have had people come to our office for housing related info/advice (incl. vulnerable people and young homeless people), having a simple service/signposting chart would be useful, it should show links between housing & other agencies/services providing related support e.g. Community Wellbeing Service, Emergency Night Stop for young people.</p> | <p>The Housing Advice Team conduct outreach advice sessions at various localities within the District including the library, and sometimes in conjunction with partner agencies. We also advertise our services in a community guide which is delivered to all GPs, hospitals, health centres etc.</p> |
|--|--|--|

Health inequalities

| 7. Do you agree that this should be a focus for the Council? | | | | |
|--|---|---------|------------------|---|
| | | | Response Percent | Response Total |
| 1 | Open-Ended Question | 100.00% | 17 | Officer Response |
| 1 | Yes - make sure it is linked to GSCB and GSAB work | | | 1. Yes – it is. |
| 2 | No | | | 2. Noted |
| 3 | <p>Yes, because there are many things that could be embedded into existing council strategies. Poor quality of new development is a major problem, leading to unpleasant places and conflict between residents. Community cohesion could be enabled through less reliance on the car (isolating) and by creating many beautiful outdoor growing spaces, not just patches of grass used as a dog toilets.</p> <p>Connection with nature has been shown to be very powerful and the addition and maintenance of many trees has a positive effect on well-being.</p> <p>Why not start with a major tree-planting push? I'll sign up!</p> | | | 3. Noted – there is a lot of working on across the district on community cohesion and development of nurturing outdoor spaces. See the Health & Wellbeing Service for more details on this. |
| 4 | I agree this should be a priority. | | | 4. Noted |
| 5 | <p>Not 'should', it is a 'must'. It is important that the focus starts with those who have not got self-inflicted conditions, however tragic. Equal top focus ought to be those without financial assets whatever their conditions. While having money is self-destructive for some people, it can also make life so much better. It is very important that you realise that many more people can self help by selling property and making different housing choices. The priority has to be those that can't.</p> | | | 5. Noted. There is work going on in the district and county to encourage older residents to downsize and make their home more manageable. SDC administers county funding to support private home owners to adapt their homes to make them more suitable for various disabilities. This is means tested to ensure that those that can pay, do pay. |
| 6 | Yes | | | 6. Noted |

| 7. Do you agree that this should be a focus for the Council? | | | |
|--|--|------------------|--|
| | | Response Percent | Response Total |
| 7 | Yes | | 7. Noted |
| 8 | Yes - make sure it is linked to GSCB and GSAB work | | 8. Noted and yes it is. |
| 9 | No | | 9. Noted |
| 10 | Very definitely. | | 10. Noted |
| 11 | Definitely! Not having a affordable home will in the long run only make things worse for these people. | | 11. Noted. Agreed. |
| 12 | This should be delivered via GP's and health centres | | 12. GPs and the Health Service can only do so much in preventing and managing ill health. A lot of what contributes to wellbeing is about the home and community environment. GPs are powerless to affect this but we as a District Council can do a lot. |
| 13 | NO | | 13. Noted |
| 14 | Yes again this should be the job of social services and would require more social workers on the ground. The people that need help are often unaware that there is help and where this can be obtained | | 14. We work closely with our local social services to ensure they know about what the District can offer and influences. They in turn refer to us and promote your services where appropriate. See the Health & Wellbeing Service for more details on this. |
| 15 | If resources permit? | | 15. Noted. We are duty bound to work within our budgets. |
| 16 | The health of its residents is a focus for any council but I'm not clear on how the funding of health, relates to the housing strategy. Conversely I think people living in sub-standard and overcrowded accommodation will impact on their health, but this isn't addressed. Mental health barriers need to be recognised. Eg people with mental health will struggle to remember or be motivated to attend appointments. Often the council can only give appointments weeks in advance, so if someone misses one or two appointments, this could be several weeks/months when their housing situation needs resolving but isn't. | | 16. Noted. The funding of health and housing improvement is increasingly intertwined as health funders realise the impact of poor housing on the health of the population. Sub-standard and overcrowded accommodation is within the remit the District Council. We inspect homes where there is an issue and work with tenants, residents, landlords to resolve the situation. If the Council is made aware of a mental health issue we try to accommodate this or work together with mental health |

| 7. Do you agree that this should be a focus for the Council? | | | |
|--|--|------------------|---|
| | | Response Percent | Response Total |
| | | | and housing support agencies like P3. |
| 17 | Working with other levels of government and the health service. | | 17. Yes – we work with the county council and local health service networks to ensure that we pool resources and influence decision makers. |
| 18 | Yes | | 18. Noted |
| 19 | Yes | | 19. Noted |
| 20 | Council services cannot be delivered in isolation. Links between departments and different agencies should continue to be made and partnership working where possible. E.g. Planning policy can influence a community through design e.g. access to green space impacts on wellbeing. Running low cost lifestyle type courses/classes via local leisure centres/places like GL11 can help people to start to tackle obesity/mental ill health. | | 20. We totally agree and a lot of work goes into this. Please see the work of the SDC Health & Wellbeing Service for more details. |
| | | answered | 17 |
| | | skipped | 2 |

Fuel Poverty and Low Carbon Development

| 8. Is there anything else we could be doing to identify vulnerable households who might be in need of assistance but who may be reluctant to contact the Council? | | | |
|---|--------------------------------------|--|--|
| | | Response Percent | Response Total |
| 1 | Open-Ended Question | 100.00% | 14 |
| | | | Officer Response |
| 1 | 02/04/2019 12:20 PM ID: 113055995 | I don't understand why they would be reluctant to contact the council. | The Council works in partnership with other Gloucestershire Councils and South Gloucestershire Council to address fuel poverty issues. SDC is the lead for the Countywide Warm and Well Scheme which is delivered on our behalf by Severn Wye Energy Agency. There is the Warm & Well free phone help line |
| 2 | 24/04/2019 11:52 AM | Use data analysis to support direct outreach | |

| 8. Is there anything else we could be doing to identify vulnerable households who might be in need of assistance but who may be reluctant to contact the Council? | | | |
|---|--------------------------------------|--|--|
| | | Response Percent | Response Total |
| | ID: 114729432 | E.g. Combine data on EPCs with data on recent house moves and age of residents to target information on improvements people could consider. | <p>which can be used for assistance and advice on a range of issues relating to fuel poverty, including grants that may be available for insulation and heating. A link to the Warm & Well website is published on the Councils own Website.</p> <p>When ever we can we raise awareness with front line staff and other agencies working with vulnerable people. We have information leaflets available covering a range of subjects.</p> <p>Severn Wye have developed a training course for those working with vulnerable people and several courses have been run around the district this year.</p> <p>The Council has used EPC data and indices of deprivation to assist in targeting marketing activities.</p> <p>We have had information pages on GP Surgery electronic information boards and leaflets have been given to the surgeries and pharmacies to hand out.</p> <p>We will however, look to refresh all these activities this year.</p> |
| 3 | 24/04/2019 13:23 PM ID: 114745306 | Get the knowledge from local people. Maybe a pop-up shop in Stroud, stall at the Farmers Market etc where Stroud people can express their concerns and identify vulnerable households. Expensive, but you could do a leaflet drop too requesting info. Liaison with Social Services could be an idea too if they are allowed to share some information. | |
| 4 | 24/04/2019 15:17 PM ID: 114767017 | Link with GPs, food banks etc, making sure that easy guides are available where they are most likely to be useful | |
| 5 | 24/04/2019 17:08 PM ID: 114782825 | Referral from Jobcentreplus gps schools etc. Stalls in Stroud supermarkets perhaps to talk to passersby? Posters and leaflets on buses | |
| 6 | 25/04/2019 15:05 PM ID: 114866574 | Leaflets in meeting places like surgeries, cafes, even pubs..information in local press | |
| 7 | 25/04/2019 19:00 PM ID: 114893483 | Charging for large items to be removed isn't going to be a priority for people with no money- eg if something like a fridge is broken and someone has given them one, the old one will be outside not because they are lazy, they can't afford to have it moved....look for things like that. | |
| 8 | 25/04/2019 22:32 PM ID: 114907872 | No Fuel is not expensive by historic standards | |
| 9 | 25/04/2019 23:38 PM ID: 114906399 | Contact local Doctor surgeries and Parish Council office with large information poster regarding what is available from SDC with application form and phone number to contact. Local radio Poster in local shops | |
| 10 | 27/04/2019 11:30 AM ID: 114948070 | Yes no one should have to choose between eating or heating. Anyone that has to make this choice should be given adequate help and advice. However identifying these people is very hard and can only be done with the help of neighbors noticing or social services (more social workers required) intervening this could possibly be achieved by further advertisement with contact details for those in that position possibly by more | |

| 8. Is there anything else we could be doing to identify vulnerable households who might be in need of assistance but who may be reluctant to contact the Council? | | | |
|---|--------------------------------------|--|----------------|
| | | Response Percent | Response Total |
| | | leaflets to target likely households | |
| 11 | 29/04/2019 14:40 PM ID: 115158863 | neighbourhood wardens? | |
| 12 | 01/05/2019 10:05 AM ID: 114848854 | Contact partner agencies who offer support to these vulnerable groups. Tell these professionals about resources available and ask for referrals from them. | |
| 13 | 01/05/2019 13:00 PM ID: 115385655 | Just spread information about the help available as widely as possible | |
| 14 | 02/05/2019 10:41 AM ID: 115484566 | Work with intermediary groups, carers, health professionals, children's services, adult's services. | |
| | | answered | 14 |
| | | skipped | 5 |

New Council Homes

| 9. Do you think the Council should be focussing on volume of new homes delivered or increasing quality standards? | | | |
|---|--------------------------------------|--|--|
| | | Response Percent | Response Total |
| 1 | Open-Ended Question | 100.00% | 15 |
| 1 | 19/03/2019 17:01 PM ID: 111835353 | increasing quality standards | Response from the New Homes & Regeneration Team which covers most points raised: The Council is committed to developing affordable energy efficient homes which are sustainable for the future. In order to achieve this, the Council will be undertaking a thorough review of its Employer's Requirements (specification for new council homes) to reflect the direction of travel towards achieving a Carbon Neutral district by 2030. The Council already build homes to the Lifetime Homes Standard where possible, however in addition to this, the specification will also reflect the possible Future Homes 2025 Standard which will ensure that all new homes being built |
| 2 | 02/04/2019 12:20 PM ID: 113055995 | If existing stock is costly to upgrade, then allow the sale to the private sector in order to fund new, better homes. The technology is out there for good quality factory-built units which could be quickly delivered. | |
| 3 | 24/04/2019 13:23 PM ID: 114745306 | The focus needs a balance of the two. We should make sure we invest in the expertise to be able to provide affordable | |

| 9. Do you think the Council should be focussing on volume of new homes delivered or increasing quality standards? | | | |
|---|--------------------------------------|---|--|
| | | | Response Percent |
| | | | Response Total |
| | | and energy efficient homes. This is an opportunity to also work on local employment and skilled green construction jobs. | are fit for the future. The Council understands the importance of providing homes which are suitably designed to meet the needs of an ageing population, how the Council will achieve this is set out in the recently adopted Older People's Housing Strategy 2019 – 2023. A link to the Strategy can be found here: https://www.stroud.gov.uk/media/1022570/older-peoples-housing-strategy-19-23.pdf . We have recently completed the delivery of 11 new apartments designed specifically for older people at Tanners Piece, Nailsworth and we have a number of other sites within our new council homes programme. Through our procurement practices we are trying to drive down cost to increase the quality of new affordable housing. |
| 4 | 24/04/2019 14:53 PM ID: 114750046 | Volume first, but nobody would want to see that at the expense of quality, so they need to go hand in hand. It is more about the Council not wasting money on the choices it makes. | |
| 5 | 24/04/2019 15:17 PM ID: 114767017 | Both of the above are achievable, by looking beyond the usual supply chain, the means to do this already exist. | |
| 6 | 24/04/2019 17:08 PM ID: 114782825 | Given level of need, volume is important and should not need drop in quality - just more imagination about 'non-standard' build options | We are committed to delivering the right type of affordable accommodation and understand that there is a high level of need for smaller homes. Our primary delivery is of 1, 2 & 3 bedroom homes located predominantly on small Brownfield sites where there is good access to local facilities. |
| 7 | 25/04/2019 15:05 PM ID: 114866574 | Both, quality of homes encourages people to look after their home, but we are in desperate need of homes. My grandchildren will never be able to buy a home here despite having been born and brought up in Stroud. They all work locally so need homes in the immediate area. Homes they can call home not just a temporary one that could be taken away from them at a whim. Likewise my children, who will never be able to own a home in Stroud due to rising prices, both who were born and brought up here. I myself was born in Stroud in the maternity hospital shortly after it was opened, due to ill health and massive drop in income I had to sell my home and now live in Sheltered Housing which I am very grateful for but its been a long stressful journey. | All other comments have been noted by the team. |
| 8 | 25/04/2019 19:00 PM ID: 114893483 | Both things are important. | |
| 9 | 25/04/2019 22:32 PM ID: 114907872 | Both | |
| 10 | 25/04/2019 23:38 PM ID: 114906399 | The Council should focus on both, it is no use having new homes if the existing are left to degrade or sold off | |
| 11 | 27/04/2019 11:30 AM ID: 114948070 | BOTH | |
| 12 | 29/04/2019 14:40 PM ID: 115158863 | Both, but building new homes has to be a priority, given the figures you quote from the Needs Survey | |

| 9. Do you think the Council should be focussing on volume of new homes delivered or increasing quality standards? | | | | |
|---|--------------------------------------|---|------------------|----------------|
| | | | Response Percent | Response Total |
| 13 | 01/05/2019 10:05 AM ID: 114848854 | Energy efficiency standards should be as high as possible. Also need to look at ways of maintaining the affordability of homes ie avoiding Right to Buy. | | |
| 14 | 01/05/2019 13:00 PM ID: 115385655 | There is the scope for the Council to focus on both of these areas. | | |
| 15 | 02/05/2019 10:41 AM ID: 115484566 | Standards It should be a balanced approach. Quality should not be compromised over quantity. It is important that the Council continues to invest in its housing stock and that the quality of housing does not fall below an acceptable standard as this can impact on quality of life. The Dursley NDP supports the delivery of housing that achieves high qualities of design performance including Secure By Design Standards and high standards of energy efficiency and sustainable construction. | | |
| | | | answered | 15 |
| | | | skipped | 4 |

| 10. In terms of future sustainability of new housing, what should the Council's priorities be for its future housing provision (for example: installation of charging points for electric cars, inclusion of environmentally sustainable technologies, creating mixed communities, expanding its range of tenure options) | | | | |
|---|--------------------------------------|---|------------------|----------------|
| | | | Response Percent | Response Total |
| 1 | Open-Ended Question | | 100.00% | 15 |
| 1 | 19/03/2019 17:01 PM ID: 111835353 | Yes to EV charging, particularly if supplied by a local company thereby supporting important local employment. Raise the standards of new builds - go beyond basic regs. Support self-builders who invariably achieve higher quality builds. Insist on PV and/or solar thermal being added to new commercial buildings. | | |

Officer Response

| 10. In terms of future sustainability of new housing, what should the Council's priorities be for its future housing provision (for example: installation of charging points for electric cars, inclusion of environmentally sustainable technologies, creating mixed communities, expanding its range of tenure options) | | | |
|---|--------------------------------------|--|------------------|
| | | | Response Percent |
| | | | Response Total |
| | | Encourage uptake on existing too. Design employment, services and housing to all be within walking distance. | |
| 2 | 02/04/2019 12:20 PM ID: 113055995 | Council should lobby for County to put the investment into Electric Charging Infrastructure (as the transport authority locally). Creating liveable communities needs to be top priority, but within this environmental sustainability. A mix of tenure options, including creation of Community Land Trusts, Housing Co-operatives and Co-housing developments should all be considered and encouraged. | |
| 3 | 24/04/2019 13:23 PM ID: 114745306 | I don't feel excited about any of the above because they all cost money. Let's get the basics in place first and then work on the pink and fluffy stuff. | |
| 4 | 24/04/2019 14:53 PM ID: 114750046 | All the above. | |
| 5 | 24/04/2019 15:17 PM ID: 114767017 | Sustainable technologies most important | |
| 6 | 24/04/2019 17:08 PM ID: 114782825 | 1 and 2 bedroom properties with off road parking. Not 4 to 5 bedroom houses at higher end of 6 figures | |
| 7 | 25/04/2019 15:05 PM ID: 114866574 | All of the things mentioned. | |
| 8 | 25/04/2019 19:00 PM ID: 114893483 | If a council house is sold all money should be put into building new ones. There is a balance in everything! | |
| 9 | 25/04/2019 22:32 PM ID: 114907872 | To a proportionate degree | |
| 10 | 25/04/2019 23:38 PM ID: 114906399 | As the private market will not provide bungalows , I thinks SDC should build retirement homes with sustainable technologies, freeing up bigger council houses. Shared housing for younger community members. | |
| 11 | 27/04/2019 11:30 AM | All new housing weather it be public or private should be sustainable and | |

| 10. In terms of future sustainability of new housing, what should the Council's priorities be for its future housing provision (for example: installation of charging points for electric cars, inclusion of environmentally sustainable technologies, creating mixed communities, expanding its range of tenure options) | | | |
|---|--------------------------------------|--|------------------|
| | | | Response Percent |
| | | | Response Total |
| | ID: 114948070 | incorporate environmentally sustainable technologies. The Council should be looking to provide more public housing and not be dependent on the private sector who have only one motive profit. | |
| 12 | 29/04/2019 14:40 PM ID: 115158863 | Mixed communities and tenure options. The other issues should be covered by the Local Plan? | |
| 13 | 01/05/2019 10:05 AM ID: 114848854 | The council has to be mindful of technology. If you had invested in the solar initiative ten years ago, as some housing associations did, it would have been good for residents as well as the council. With regard to things like installing electric car chargers, then surely this would be for the resident to pay for, in the way a home owner/private renter would have to do. | |
| 14 | 01/05/2019 13:00 PM ID: 115385655 | All these things are important but I would make energy efficiency the top priority. | |
| 15 | 02/05/2019 10:41 AM ID: 115484566 | Attracted mixed communities that offer affordable rents and are socially and environmentally sustainable. Green roofs, solar, tree planting, sustainable drainage, mixed communities of council and private houses. | |
| 16 | | Stonehouse Town Council proposes: a commitment in the Strategy that all new homes built in the District must be net zero carbon in order to achieve net zero carbon emissions across the District by 2030. that all new housing is designed and constructed in line with strict energy efficiency standards and inbuilt generation schemes such as solar panels. that the Housing Strategy should refer to the need for housing schemes to include suitable landscaping and tree planting, sustainable urban drainage, sustainable and permeable materials and also green (and blue) roofs, which can be designed and installed in such a way as to compliment, rather than conflict with, solar panels. New developments should also include high-quality, mixed-use open spaces, equally accessible to all, which are important for social cohesion and | |

| 10. In terms of future sustainability of new housing, what should the Council's priorities be for its future housing provision (for example: installation of charging points for electric cars, inclusion of environmentally sustainable technologies, creating mixed communities, expanding its range of tenure options) | | | |
|---|--|------------------|----------------|
| | | Response Percent | Response Total |
| | mental and physical health. These proposals apply to council housing and all new housing development. | | |
| | | answered | 17 |
| | | skipped | 2 |

Enabling New Housing

| 11. Do you think there is more that we could do to give young people a voice in these matters? | | | | | | | Response Percent | Response Total |
|--|-----------|---|-----------------|------|--------------------|-------|------------------|----------------|
| 1 | Yes |  | | | | | 88.24% | 15 |
| 2 | No |  | | | | | 11.76% | 2 |
| Analysis | Mean: | 1.12 | Std. Deviation: | 0.32 | Satisfaction Rate: | 11.76 | answered | 17 |
| | Variance: | 0.1 | Std. Error: | 0.08 | | | skipped | 2 |

| | | |
|------------|--|---|
| 12. | Can you suggest a way in which we could do this? | |
| 1 | Youth Parliament reps and SDC Youth Council reps to do a survey | Noted – thank you |
| 2 | Provide more individual building plots for self builders | Agreed - this is covered in the self-build section of the Strategy |
| 3 | Help them set up community self-build projects. They have the energy and motivation! The profit that mass developers and outside investors have enjoyed to date is what has gradually made housing less and less affordable. De-couple profit from enabling people to build a home. This does not just apply to young people however. Decent homes with decent outside space has become un-affordable for those already on the housing ladder too. You have to prevent people from outside the district with more money coming in and buying up housing that should be available for and within reach of the average local person. | Agreed - this is covered in the self-build section of the Strategy It is understandable that some feel frustrated at the way that the current housing market functions but the Council's ability to intervene in macro-economics or population migration is limited. |
| 4 | Work with local employers to engage their young workforces. Work with Youth Council on housing policy. | Noted – thank you |
| 5 | There is no point in young people having a voice while there is no current solution to the problem. There is plenty that is wrong/unfair at the moment but it is even more frustrating to be 'given a voice' when there is no point than it is not to have one in the first place. Get some viable solutions in place first, then talk to people about choices, needs and wants. | We disagree! Change can be promoted or accelerated by those excluded from mainstream housing options having a voice. |
| 6 | They don't need a voice, they need affordable homes to purchase, and not schemes whereby developers, finance companies ect. sell them half of a none affordable home, whilst renting the other half to them. Councils should not, or have any need to participate in this racket, when there are companies able to supply and build comfortable energy efficient homes that are affordable, they just need the go ahead from councils. | Noted – thank you |
| 7 | Social media is the obvious conduit | Noted – thank you |
| 8 | Leaflets in pubs, cafes. Posters in town and meeting places. Information in colleges, 6th Forms. Information in youth projects. | Noted – thank you |
| 9 | There is no point in giving them a voice if they are classed as 'not in need' or 'stay living at home' because you don't have any dependents. | |
| 10 | Very difficult without central Government action. | Noted – thank you |
| 11 | Houses are marketed as affordable on new builds, the standard for working the price out bears no relation what a young person can afford. A fixed price of what is really affordable in our area needs to be agreed. Building council houses that can be shared by several younger residents would be beneficial, sharing bills etc, | The definition of affordable housing is set by central government planning policy. Noted –thank you |
| 12 | Lower the voting age to 16 and involve young people in the decisions that at the moment are made for them. | |
| 13 | Use of Social Media | Noted – thank you |

| | | |
|----|--|---|
| 14 | Generally young people don't think their council does anything for them. You need to engage with them through social media and tell them about help with private renting or shared ownership opportunities. You could have specific initiatives and let them know that you are allocating a certain proportion of Homeseeker properties to under 25s, for example. You do this for older people through sheltered schemes. In addition, I think it is recognised that young people's access to housing is much more reduced than in previous generations due to increasing costs of home ownership and the impact therefore also on the private rental sector. Therefore actually having initiatives aimed at young people could help redress the balance and give them something to have "a voice" about. | Noted – thank you |
| 15 | It's largely a matter of central government policy. | Noted – thank you |
| 16 | Have a youth focused strand when undertaking Local Plan consultation and NDP consultations. | Noted – thank you |
| 17 | Encourage them to register to vote - this is why their needs are largely ignored. | The council runs a number of schemes to encourage young people to vote - we agree that this is important. |
| | It is important that the Council needs to actively engage younger people. There are opportunities to do this via local estates, tenants associations, youth clubs, community projects, youth forums (Cam & Dursley Youth Forum), local colleges and training providers, larger recruiters/businesses and leisure centres. Social media platforms can be used as well as offering incentives to engage e.g. rewards, training, awards, trips, food. | |

| 13. Rural and Community Housing | Sometimes unmet housing need isn't apparent to all parts of a community. How can we best engage with communities to ensure that everyone's voices are heard? | Officer Responses |
|---------------------------------|--|--|
| 1 | social media mass survey | Noted – thank you |
| 2 | It has to be direct leafleting (with very clear information on) to all households followed by group presentations. | Noted – thank you. Leaflets are often suggested but are unfortunately expensive to produce and can be difficult to target; however, we will explore the use & costs of 'walk sort' style leaflet drops. |
| 3 | Providing data and workshop templates for Parish and Town Councils to run dialogue on local housing needs and strategies. | Noted – thank you. However, not all parish councils are willing to engage with discussion on local housing needs. |
| 4 | I think community engagement can only be done face-to-face. It either needs community representatives or public meetings. | Noted – thank you |
| 5 | Engage more meaningfully with town and parish councils and actually take notice of what they say (e.g. re local planning applications). | Noted – thank you. However, not all parish councils are willing to engage with discussion on local housing needs. |
| 6 | Hold events in Stroud supermarkets | Noted – thank you |
| 7 | I think it depends who your target group is, is it the wealthy and elderly or is the low incomes etc. Maybe a block on selling rural social housing to keep it in the housing stock. Allowing building of social housing on green field areas, but not private building. Many of our surrounding villages have become exclusive communities excluding those who were born there. I lived near Slad as a child and young person. It was a village with a small shop/post office, school and pub on a bus route. The people who lived there were often those whose parents had lived there or people who worked locally or on the land. Outside toilets and a long walk to town were normal but hard work. Everyone had a garden to grow vegetables in to save money and a long trip to town. Its now seen as a trendy place to live where no one I know could afford to live. | The Council's rural exceptions policy is an attempt to create new affordable housing opportunities for low-income households in rural parishes such as Slad. |
| 8 | Unsure on this | |
| 9 | Through parish councils | Noted – thank you. However, not all parish councils are willing to engage with discussion on local housing needs. |
| 10 | Builders will not include bungalows in the new housing , even though bungalows sell for a premium price. I would like to see a retirement village in Cam , Bungalows only . It is not engaging with the communities but getting SDC to insist builders include bungalows in new build estates. SDC PLANNING DOES NOT PAY ANY ATTENTION TO PARISH COUNCILS AND REQUESTS ON APPLICATIONS | The Council's ability to insist on bungalows on new developments is severely restricted by national planning policy; a refusal of planning permission on these grounds is highly likely to fail at appeal. |
| 11 | Unfortunately the council has sold all or most of its stock of Rural Housing. The only way to overcome this is to build new publicly owned houses that are affordable and rebuild the communities however I think the wealthy residence may protest | The Council is unable to overcome policies such as the Right to Buy and thus is unfortunately unable to prevent the sale of council properties in rural areas or prevent second home ownership. |
| 12 | Parish Councils/ Town Councils should be encouraged to ask their populous for suggestions; but to be mindful of NIMBYS who rarely support these initiatives if the proposals are by them although happy with | Noted – thank you. However, not all parish councils are willing to engage with discussion on local housing needs. |

| | | |
|----|--|---|
| | the theory as long as it is not next door. / | |
| 13 | Contact them through local meetings/social media groups/local employers. | Noted – thank you |
| 14 | Through parish councils, Neighbourhood Plans and other plans produced locally. | Noted – thank you. However, not all parish councils are willing to engage with discussion on local housing needs. |
| 15 | Support enabling activities with community groups and networks across age groups, not just through Parish Councils, and include urban areas and Town Councils. | Noted – thank you |
| 16 | Not sure about engagement, but significantly increasing council tax for second homes and introducing other levies on second-home ownership, or banning it altogether in certain communities, would help alleviate the housing crisis locally. | The Council is unable to overcome policies such as the Right to Buy and thus is unfortunately unable to prevent the sale of council properties in rural areas or prevent second home ownership. |
| 17 | <p>We support the Gloucestershire Rural Housing Partnership paper on Community-led housing initiatives and recommend that there is an explicit commitment in the Housing Strategy to support the development of Community Land Trusts and any other schemes which provide genuinely affordable homes which are not subject to "Right to Buy".</p> <p>We suggest that a clear definition of "affordable" housing is provided within the document</p> <p>Engagement should be carried out at the local level using local links effectively where they exist. Different approaches may be needed in different areas, it should be tailored.</p> | Noted – thank you. A definition of 'affordable' housing will be included in the final document. |

| | 14. Do you agree that the strategy demonstrates a clear understanding of national and local issues? | |
|----|---|--|
| | Response | Officer Response |
| 1 | yes although nothing mentioned about safeguarding | Noted – thank you. |
| 2 | At national and local level there is a low awareness of the consequences of population increase, because it is viewed as a controversial topic. Pollution, environmental problems and lack of housing are all as a direct result of more people and relentless, unquestioned worship of 'economic growth'! We do not have to introduce a Chinese-style birth control policy, but it has been shown that education and empowerment of women is a key driver of sustainable population levels. If this was looked at more closely, we could avoid many of the knock-on effects that strategies like these are desperately trying to address. We need to look at the causes, not just try to mitigate the effects. | Unfortunately these issues - although important – are outside the scope of this strategy. |
| 3 | In part. | |
| 4 | Government and local authorities are about ten years behind national and local issues. Solutions exist already to impact on lots of the issues, they just need enabling, which is where the local authorities could help. | Noted –thank you. |
| 5 | Yes | |
| 6 | To a certain extent | |
| 7 | Pretty much. | |
| 8 | Good understanding but things need to be followed through. | Noted –thank you |
| 9 | Yes | |
| 10 | No strategy did not communicate with parish Councils , putting houses where it was easy as land was flat. all infrastructure is insufficient to cater for proposed housing, As SDC allows small housing schemes there is no trigger point to build much needed infrastructure and no allocation of land has been put forward for schools, doctors etc. | These comments appear to relate to the Local Plan review and so have been passed to the relevant department. |
| 11 | Whilst the strategy demonstrates a clear understanding of national and local issues the implementation of the strategy requires increased funding which should come from the Government | Noted –thank you |
| 12 | yes | |
| 13 | Yes | |
| 14 | Yes | |
| 15 | No. It is heavily descriptive of current issues and problems and the types of initiatives that are being taken, some if which have existed for many years and have only marginal impacts. | Noted –thank you |
| 16 | Yes | |
| | There is confusion over the use of the term 'affordable' and what it means to the Council, developers and residents may all be different. | Noted –thank you. A definition is now included in the strategy. |

| | | |
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15. Self-Build Housing

This question is about introducing a single plot exceptions policy

| 20. Do you think this is a good idea? | | | | | Response Percent | Response Total |
|---------------------------------------|-----------|--|-----------------|---|--------------------|----------------|
| 1 | Yes |  | | | 100.00% | 18 |
| 2 | No | | | | 0.00% | 0 |
| Analysis | Mean: | 1 | Std. Deviation: | 0 | Satisfaction Rate: | 0 |
| | Variance: | 0 | Std. Error: | 0 | | |
| | | | | | answered | 18 |
| | | | | | skipped | 1 |

| | 21. Do you have any other comment to make? | Officer Responses |
|---|--|---|
| 1 | This is a fantastic idea | Noted –thank you |
| 2 | Brilliant! About time! You have to make sure that the policy is watertight and does not allow loopholes for richer people from outside the district to use this policy to make a profit. We would fully support this as we have personally hunted and waited a long time to try to find a sensibly-priced plot in our area to build a high-quality home with a reasonable patch of garden. It has so far eluded us. Achieving this would certainly have a positive effect on our well-being and how we felt about the district! Please take this forward! | Noted –thank you |
| 3 | Most housing is good housing. Just don't increase the gap more between the haves and have nots and don't detract from the primary objective of creating more houses for everybody. | Noted –thank you |
| 4 | No | |
| 5 | It works elsewhere so yes!! | Noted –thank you |
| 6 | I think we are very lucky in the Stroud area to have a forward thinking council. I would like to see more homes and building for the Stroud native, we are a community built on local industry, much of it gone now but it is our heritage. And descendants of those people still live here, I keep seeing article saying how lovely a place Stroud is to live but this just encourages the rise in house prices pushing the families who have always called it home out into neighbouring cheaper areas and splitting families and communities. I see the average price of home in nearly a quarter of a million pounds, and rents for average family home range from eight hundred pounds upwards. | Noted –thank you |
| 7 | Single low earners can't get Morgages. It will be single professional who take it up and they can usually afford to already buy or rent privately. | Noted –thank you |
| 8 | This would allow our younger generation to get on the property ladder without paying profit to a builder. | Noted –thank you |
| 9 | Why should the properties be at the edge of existing settlements make the existing settlements affordable and | Unfortunately the Council has no mechanism to make land |

| | | |
|----|---|--|
| | allow the modestly-sized self-builds to be part of the existing | affordable; this is dictated by the market. Plots in existing rural settlements can be exorbitantly expensive. |
| 10 | This is a very fertile area of bringing forward development. Can be as part of Exception Allocations or by specific policies and normal allocations within the emerging Local Plan? | Yes, the intention is that this will be a policy within the emerging Local Plan. |
| 11 | No I don't have enough knowledge to comment. | |
| 12 | There should be conditions on energy efficiency and other environmental factors | Noted –thank you |
| 13 | This should provide opportunities across our parishes and towns, rather than simply offering this as part of West of Stonehouse strategic site. The current self-build program needs better definition and clarity around community led housing. | Yes – this policy will be entirely separate from the percentage self build plots sought on strategic sites. |
| 14 | <p>Yes, provided sustainability and local amenity etc. is taken into consideration.</p> <p><i>The Council agreed it was not possible to answer the question with a Yes or No and resolved to respond - Only if it complies with Dursley Town Council's comments to question 21 then YES.</i></p> <p>Innovative models of housing such as starter homes, community land trusts and self-build are some of the methods of delivery the Dursley Neighbourhood Plan would like to support, while ensuring that design quality is high.</p> <p>As outlined in the Dursley Neighbourhood Development Plan, the town is constrained in terms of future development due to its landscape. It does have a number of brownfield sites within the settlement boundary where development will be supported in principle. This includes council house re-development which will further add to the local housing supply.</p> | Noted –thank you |

Community - Led Housing

| | | | | |
|---|--------------------------------------|---|-----------------------|--|
| 25. Community-led housing helps communities look at, and resolve, housing problems in their own local areas. One of the biggest obstacles for the Council in supporting community-led housing is getting in touch with community groups who may not be aware of the support available. How do you think we could find interested groups? | | | | |
| | | Response Percent | Response Total | |
| 1 | Open-Ended Question | 100.00% | 15 | Officer Response |
| 1 | 19/03/2019 17:01 PM ID: 111835353 | social media young people and adults at colleges GLGBTQ | | <p>The District Council funds a Community Housing Enabler whose work is to provide dedicated support for community-led housing initiatives</p> <p>It is recognised that not everyone is willing to approach the District</p> |

| 25. Community-led housing helps communities look at, and resolve, housing problems in their own local areas. One of the biggest obstacles for the Council in supporting community-led housing is getting in touch with community groups who may not be aware of the support available. How do you think we could find interested groups? | | | |
|--|--------------------------------------|---|------------------|
| | | | Response Percent |
| | | | Response Total |
| | | local radio | |
| 2 | 02/04/2019 12:20 PM ID: 113055995 | Perhaps these groups need to set up from scratch. If you leafletted an area to make people aware that there was a mechanism to build an affordable home and offer some facilitation to get it off the ground (perhaps via parish councils) then people would surely come forward. | |
| 3 | 24/04/2019 13:23 PM ID: 114745306 | Leaflet drops requesting people get involved. | |
| 4 | 24/04/2019 14:53 PM ID: 114750046 | Local authorities etc. are generally viewed as impenetrable by the majority of people and businesses, staff should come out of their offices one day a week and get out and about on the ground amongst the communities and businesses in their districts. | |
| 5 | 24/04/2019 15:17 PM ID: 114767017 | You should be leading on this - providing examples from other areas and convening groups of individuals interested in exploring the possibilities. Again, link respectfully with parish/town councils: you are really not good at that! | |
| 6 | 24/04/2019 17:08 PM ID: 114782825 | Facebook etc | |
| 7 | 25/04/2019 15:05 PM ID: 114866574 | Local press. Meeting places like halls used for community project and toddler groups, leaflet dropping, open, informal meetings in different areas like the case work sessions David Drew has. | |
| 8 | 25/04/2019 19:00 PM ID: 114893483 | Being more approachable. | |
| 9 | 25/04/2019 22:32 PM ID: 114907872 | In practice very challenging. | |
| 10 | 25/04/2019 23:38 PM ID: 114906399 | Sorry as a Parish council we do get people aware and no matter what our residents ask for it is ignored, so local housing is not resolved we just just more expensive houses build in community that locals can not afford. Community led housing can not afford building plots when big builders push prices up. | |
| 11 | 27/04/2019 11:30 AM | I am sure that community led housing groups would contact the Council in the first | |

Council and so the Housing Enabler is employed by Gloucestershire Rural Community Council which gives the role a degree of independence and provides a single point of contact for communities.

Not all parish and town councils have responded positively to approaches by the Community Housing Enabler which may simply reflect a lack of knowledge about Community-led housing; it is a relatively new subject for the UK as a whole.

Comments relating to social media use and ideas around approaching different groups are welcomed and will be reflected in the work of the Community Housing Enabler.

The Council recognises that national planning policy does not always reflect a community's ambitions for new housing in its area; the creation of this post is one way of trying to rebalance this and provide more accessible housing solutions for local residents.

25. Community-led housing helps communities look at, and resolve, housing problems in their own local areas. One of the biggest obstacles for the Council in supporting community-led housing is getting in touch with community groups who may not be aware of the support available. How do you think we could find interested groups?

| | | | Response Percent | Response Total |
|----|--------------------------------------|--|------------------|----------------|
| | ID: 114948070 | instance so I do not think that there can be many there. The Council could perhaps advertise the options by contacting all the village hall committees that exist to see if they can promote Community Led Housing | | |
| 12 | 29/04/2019 14:40 PM ID: 115158863 | Social Media and Press Releases | | |
| 13 | 01/05/2019 10:05 AM ID: 114848854 | Local social media groups? | | |
| 14 | 01/05/2019 13:00 PM ID: 115385655 | General publicity about the support available. | | |
| 15 | 02/05/2019 10:41 AM ID: 115484566 | <p>Get enabling support in place that works with individuals, networks, informal groups, intermediary agencies as well as professionals and Town and Parish Councils</p> <p>To find interested groups you need to tap into local networks and take advantage of local publicity platforms e.g. facebook groups. Town and Parish Councils are a good place to start to build up contact lists.</p> <p>Innovative models of housing such as starter homes, community land trusts and self-build are some of the methods of delivery the Dursley Neighbourhood Plan would like to support, while ensuring that design quality is high.</p> <p>As outlined in the Dursley Neighbourhood Development Plan, the town is constrained in terms of future development due to its landscape. It does have a number of brownfield sites within the settlement boundary where development will be supported in principle. This includes council house re-development which will further add to the local housing supply.</p> | | |
| | | | answered | 15 |
| | | | skipped | 4 |

| 26. Do you have any other comments to make? | | | | |
|---|--------------------------------------|---|------------------|---|
| | | | Response Percent | Response Total |
| 1 | Open-Ended Question | | 100.00% | 10 |
| | | | | Officer Response |
| 1 | 02/04/2019 12:20 PM ID: 113055995 | Having done one of these surveys before, I was surprised to find that once I have submitted it, I have no record of my comments! Why can't a copy be emailed to participants? | | We also hope that this is not all talk and no do! The intention of this paper, and of the wider Housing Strategy, is to shape our work in the coming months and years. Support for these workstreams is warmly welcomed. |
| 2 | 24/04/2019 13:23 PM ID: 114745306 | I hope this is not all talk and no do. | | |
| 3 | 25/04/2019 19:00 PM ID: 114893483 | Please take note of what people are saying and not just do this to tick boxes | | |
| 4 | 25/04/2019 23:38 PM ID: 114906399 | As a Parish Councillor I have lost faith in SDC to help and provide anything for our residents have asked for. On the planning side our comments are ignored. Nothing is received for community from the builders . We are going to be subject to road snarl ups , in a small village that has not got a road system that can cope with what is being thrown at it. | | |
| 5 | 27/04/2019 11:30 AM ID: 114948070 | No further comments | | |
| 6 | 29/04/2019 14:40 PM ID: 115158863 | It is about time that all tiers of Government fully review the organisations and individuals who would like to deliver affordable homes. RSLs and the likes should not be the main criteria? | | |
| 7 | 01/05/2019 10:05 AM ID: 114848854 | No, but thanks for considering my thoughts. | | |
| 8 | 01/05/2019 13:00 PM ID: 115385655 | no | | |
| 9 | 02/05/2019 10:41 AM ID: 115484566 | There should be a partnership approach to Community Led Housing at District level and a focus on CLH opportunities in towns as well as rural parishes. This could be done through a round table approach rather than apparent reliance on a bilateral relationship between SDC and GRCC. Lack of clarity around this process creates more confusion and prevents communities from pursuing. | | |
| 10 | 09/05/2019 12:56 PM ID: 116138047 | We support the Gloucestershire Rural Housing Partnership paper on Community led housing initiatives and recommend that there is an | | |

| 26. Do you have any other comments to make? | | | |
|---|---|------------------|----------------|
| | | Response Percent | Response Total |
| | explicit commitment in the Housing Strategy to support the development of Community Land Trusts and any other schemes which provide genuinely affordable homes which are not subject to "Right to Buy". | | |
| | | answered | 10 |
| | | skipped | 9 |