

Right to Buy & Right to Acquire Consultation - Jan 2017



*The County Council of the City and County of Cardiff.
Prepared by Customer & Business Knowledge*





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Right to Buy and Right to Acquire

Consultation 2016

Background

Thousands of households in Cardiff are living in temporary or unsuitable accommodation because of a shortage of affordable rented homes.

There are not enough council and housing association properties to meet this housing need. Despite this many properties are lost each year due to the right of existing council and housing association tenants to buy their home through the Right to Buy and Right to Acquire.

The City of Cardiff Council has undertaken consultation to determine the level of support for the suspension of the existing right to buy/ acquire scheme. A suspension would stop current stock being lost and enable greater responsiveness to housing need across the city.

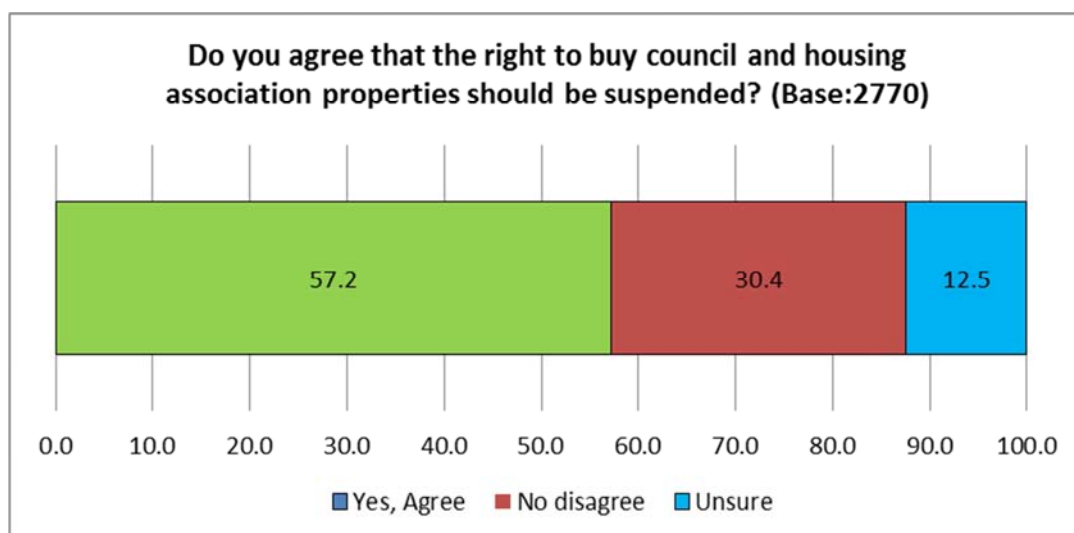
The council sent an information leaflet and consultation survey form to all council and housing association tenants as well as all applicants on the housing waiting list. In total approximately 30,000 survey forms were distributed. Additionally the consultation survey was available to the wider public via the council website www.cardiff.gov.uk.

A total of **2,785 responses** were received to the consultation which ran from 28th November 31st December 2016.

Do you agree that the right to buy council and housing association properties should be suspended?

The majority of respondents (57.2%) were in favour of the suspension of the right to buy council and housing association properties.

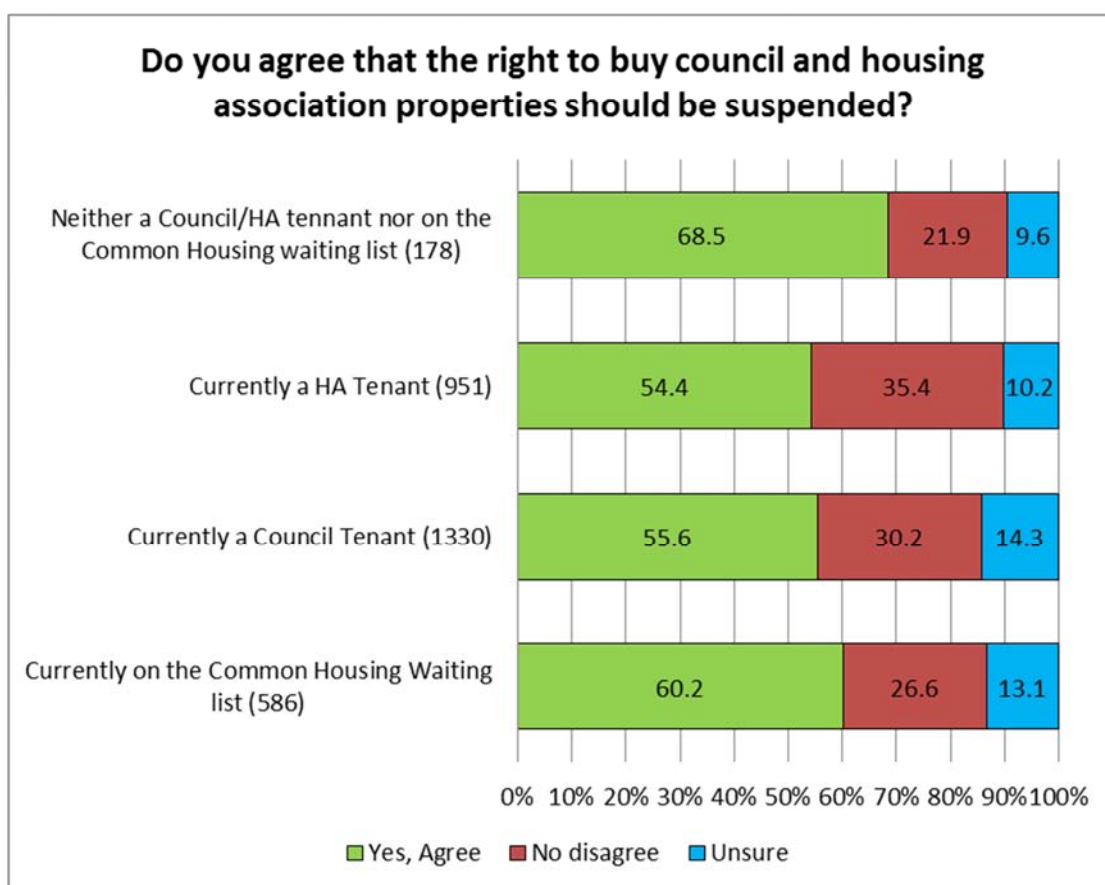
	No.	%
Yes, Agree	1584	57.2
No disagree	841	30.4
Unsure	345	12.5
Total	2770	100.0



Response to the proposal was examined by a range of respondent characteristics.

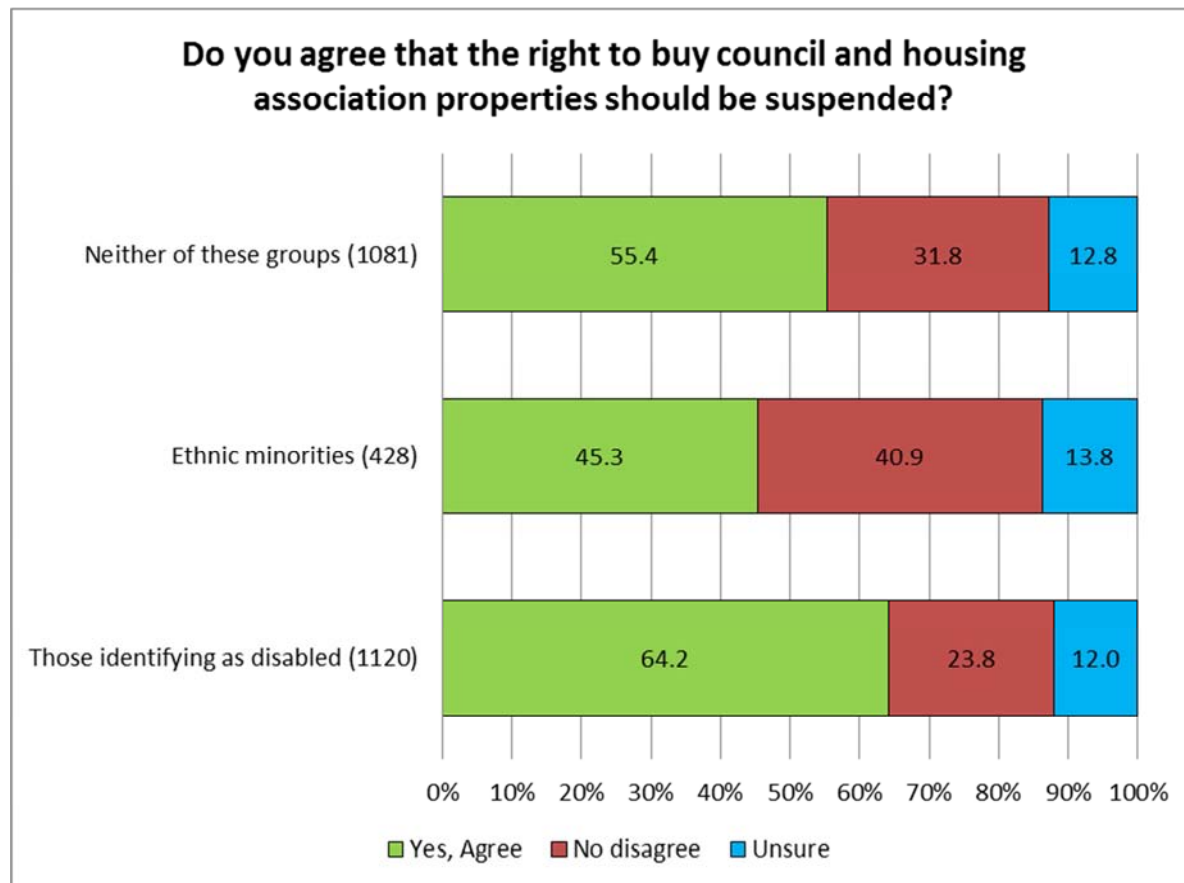
Current Living Arrangements

Agreement with the proposal to suspend the right to buy and right to acquire council and housing association properties was highest amongst those that were neither existing tenants nor on the common housing waiting list. Amongst this group agreement with the proposals rose to more than two thirds (68.5%)



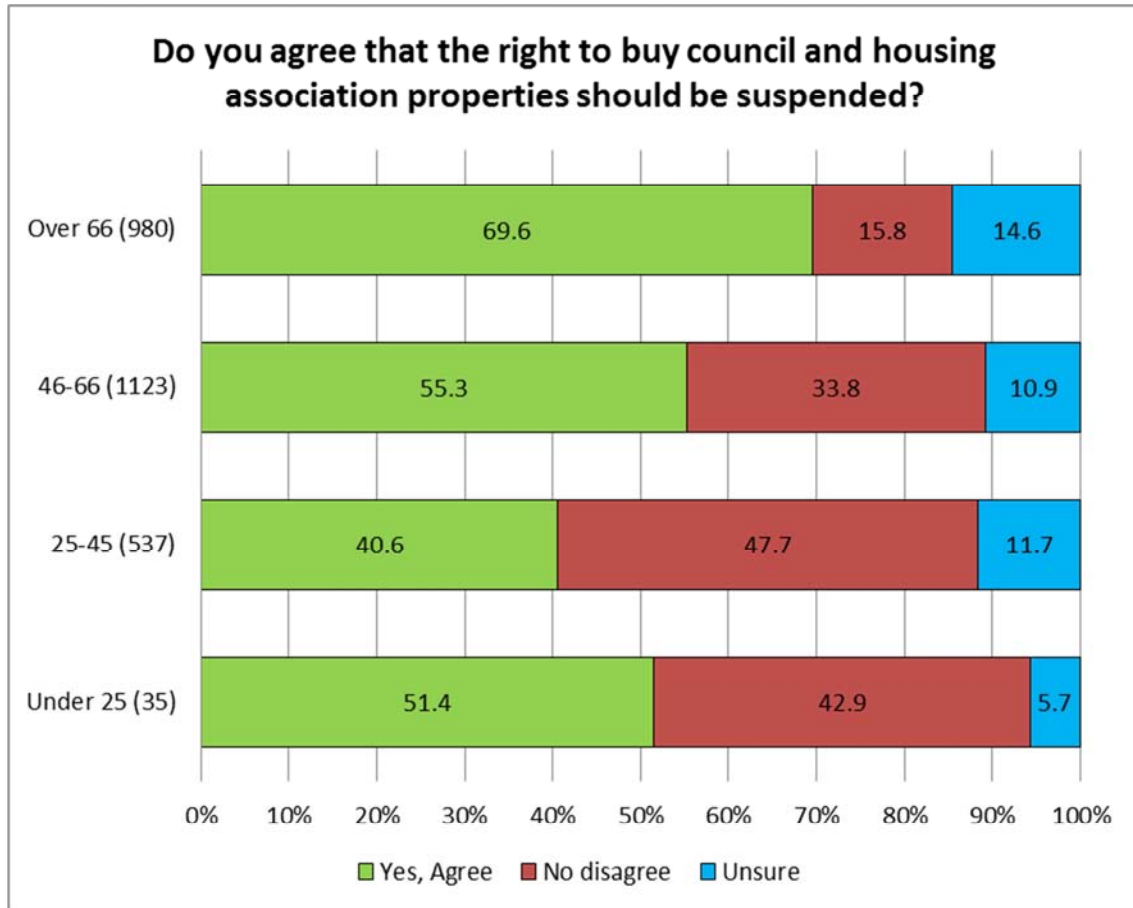
Ethnic Minorities/Identifying as disabled

Approximately two thirds (64.2%) of those respondents that identified themselves as living with a disability were supportive of the proposals. In comparison less than half (45.3%) of respondents belonging to an ethnic minority felt that the right to buy should be suspended.



Age

The level of agreement with the proposal to suspend the right to buy council and housing association properties was found to increase with the age of the respondent¹.



¹ This is with the exception of those respondents aged 'under 25' for whom a statistically robust sample size was not achieved.

Further comments. If you disagree please say why

A total of 1,036 additional comments were received regarding the proposed suspension of the right to buy council and housing association properties. Of these comments, 331 (31.9%) were made by those respondents expressing support for the proposals and 645 (62.3%) from those wishing to see the right to buy remain.

Common themes expressed by those opposed to the proposals included existing tenants' desire to purchase their own home through the scheme, the belief that this is currently the only way for many to afford their own home and the Council has a responsibility to ensure that more housing stock is made available to meet need.

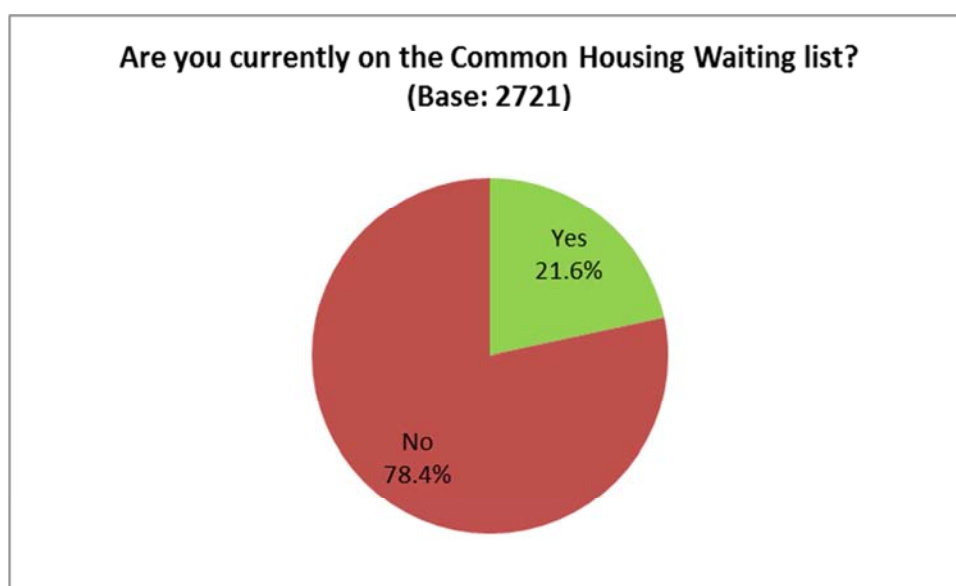
Conversely those expressing support for the suspension of the scheme cited the need for the council to retain stock for those most in need and considered a longer suspension or even a removal altogether. Comments received include:

Support the suspension	Oppose the suspension
<ul style="list-style-type: none"> • <i>"There is a severe housing shortage - we need these homes for the people who have no alternatives."</i> • <i>"The right to buy depletes the social rented stock at a faster rate than new units can be developed."</i> • <i>"Affordable housing is in short supply; there is high housing need so we need to 'preserve' the existing affordable stock that we have in Cardiff."</i> • <i>"It is absolutely essential that this happens as soon as physically possible in order to preserve as much current social housing as we can alongside investing in new builds wherever possible."</i> • <i>"Long overdue. Why have we spent decades reducing the number of social housing properties in Cardiff?"</i> • <i>"Great move, well done Cardiff Council."</i> • <i>"These properties should never have been sold in the first place and they should never be sold in the future. Social housing should be for all those in need."</i> • <i>"It should be abolished not just suspended."</i> • <i>"378 families in temp accommodation is a reason this should be suspended, even scrapped altogether."</i> 	<ul style="list-style-type: none"> • <i>"I would like to buy my council property in the near future as it has been in my family since 1980."</i> • <i>"Very hard for future generations to get on property ladder this option helps them if they are already in social housing."</i> • <i>"I would like to buy my council property with my partner & wouldn't be able to afford this without right to buy."</i> • <i>"RTB was introduced to allow people to purchase homes they could not otherwise afford. It is an important part of the private housing infrastructure. The council should build more social housing as it used to do."</i> • <i>"Why if you sell a house can't you use the money to build new?"</i> • <i>"Everybody should have right. But I appreciate the housing shortage, need to build more."</i> • <i>"Why shouldn't people be given the chance to get on the property ladder? Also why can't you use the monies from the sell to build or buy more properties?"</i> • <i>"Empower us the poor by allowing us to buy our house."</i> • <i>"Over 20 years I will pay £100,000 plus in rent and will have nothing to show for it. Is this fair? The solution is to build better, low cost housing and create more jobs."</i>

Are you currently on the Common Housing Waiting list?

Approximately a fifth (21.6%) of those responding to the consultation were currently on the Common Housing Waiting List.

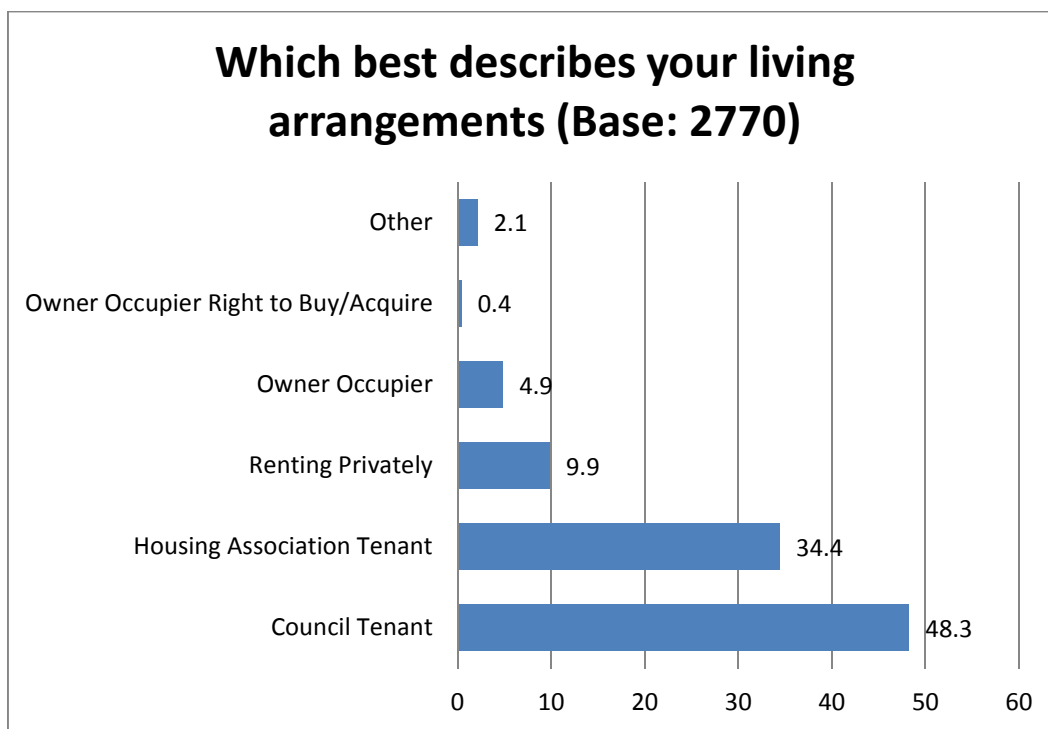
Base: 2721	No.	%
Yes	589	21.6
No	2132	78.4
Total	2721	100.0



Which best describes your current living arrangements?

Almost half (48.3%) of respondents were existing council tenants whilst a further third (34.3%) were tenants of local housing associations.

Base: 2770	No.	%
Council Tenant	1337	48.3
Housing Association Tenant	954	34.4
Renting Privately	273	9.9
Owner Occupier	135	4.9
Owner Occupier Right to Buy/Acquire	12	0.4
Other	59	2.1
Total	2770	100.0



About You

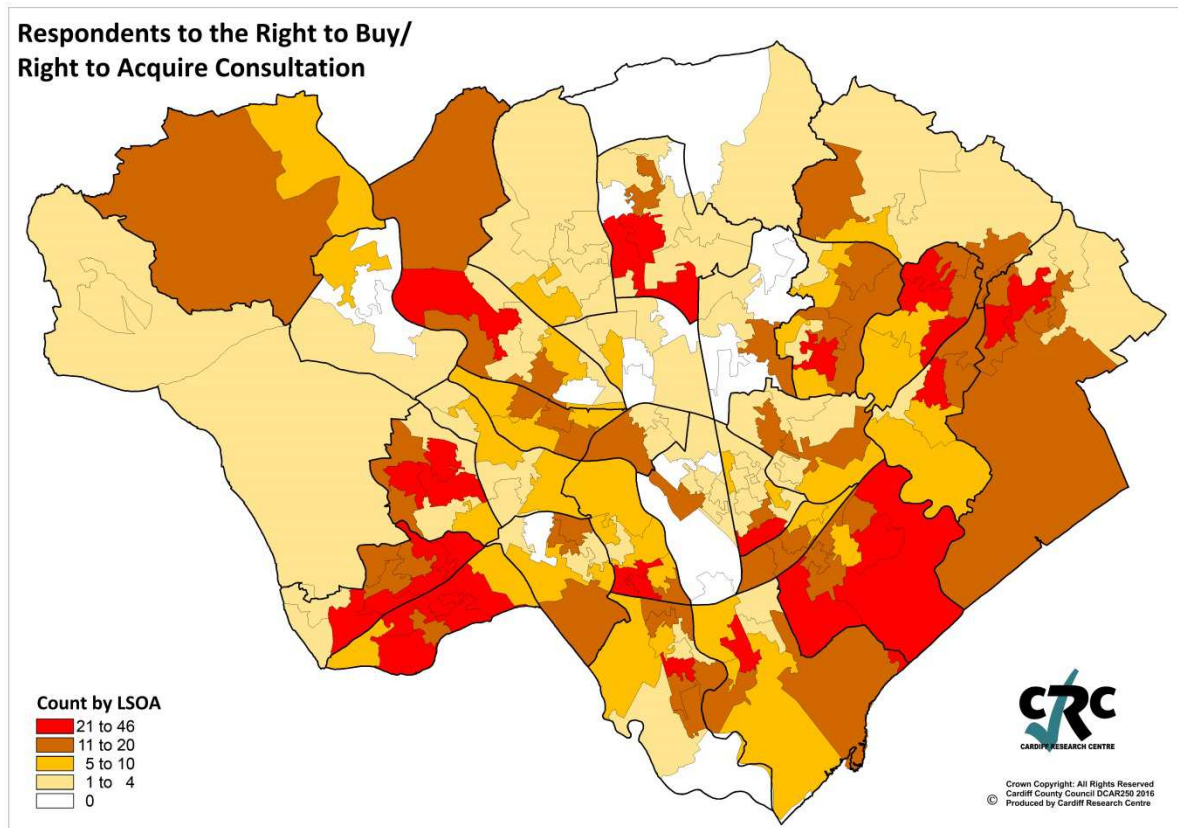
What gender do you identify as?

	No.	%
Female	1555	57.1
Male	1124	41.3
Transgender	7	0.3
Prefer not to say	35	1.3
Total	2721	100.0

What was your age on your last birthday?

	No.	%
Under 25	36	1.3
25-45	541	19.9
45-65	1127	41.4
Over 65	985	36.1
Prefer not to say	36	1.3
Total	2725	100.0

What is your Post code?



Do you consider yourself to have a disability?

More than two fifths (43.5%) of respondents considered themselves to have a disability.

	No.	%
Yes	1125	43.5
No	1287	49.8
Prefer not to say	174	6.7
Total	2586	100.0

Please tick any of the following that apply to you

More than a quarter (28.3%) of respondents specified themselves as having a long standing illness or health condition whilst 17.8% also cited mobility impairment.

Base: 2785	No.	%
Long-standing illness or health condition (e.g. cancer, HIV, diabetes, or asthma)	789	28.3
Mobility impairment	496	17.8
Deaf/ Deafened/ Hard of hearing	329	11.8
Mental health difficulties	324	11.6
Visual impairment	142	5.1
Wheelchair user	126	4.5
Other	161	5.8

What is your ethnic group?

Respondents of a 'White British' background accounted for 81.0% of all those responding to the survey, this compares to 80.3% of the Cardiff population as a whole, as reported in the 2011 Census.

	No.	%
White - Welsh/English/Scottish/Northern Irish/British	2206	81.0
White - Irish	34	1.2
White - Gypsy or Irish Traveller	4	0.1
White - Any other white background	70	2.6
Mixed/Multiple Ethnic Groups - White and Black Caribbean	15	0.6
Mixed/Multiple Ethnic Groups - White and Black African	20	0.7
Mixed/Multiple Ethnic Groups - White & Asian	5	0.2
Mixed/Multiple Ethnic Groups - Any other	7	0.3
Asian/Asian British - Indian	10	0.4
Asian/Asian British - Pakistani	25	0.9
Asian/Asian British - Bangladeshi	20	0.7
Asian/Asian British - Chinese	12	0.4
Asian/Asian British - Any other	28	1.0
Black/African/Caribbean/Black British - African	70	2.6
Black/African/Caribbean/Black British - Caribbean	35	1.3
Black/African/Caribbean/Black British - Any other	9	0.3
Other, please specify any other ethnic group	66	2.4
Prefer not to say	87	3.2
Total	2723	100.0

Proposal to Suspend the Right to Buy/Right to Acquire



We are currently considering whether to apply to suspend the right to buy social housing in Cardiff and we would like to hear your views.

What is the Right to Buy?

The Right to Buy allows most council tenants to buy their home with a discount of up to £8,000 off the market price. Some housing association tenants also have a Right to Buy/Acquire.

There is no right to buy sheltered and older persons accommodation.

Why does the Council want the Right to Buy & Right to Acquire to be suspended?

The need for affordable rented homes is very high and it is not possible to meet this need with the current number of council and housing association properties.

Cardiff Council and housing associations are building new homes across Cardiff but the number of homes built will not meet the large demand that we have.



What will suspension of the scheme mean and how long will it last?

If the Right to Buy/Acquire is suspended in Cardiff then eligible council and housing association tenants will no longer be able to purchase their home for the period of the 5 year suspension.

When will the suspension start?

The Council would need to apply to the Welsh Government to introduce the suspension. This could take up to 6 months.

Housing Need in Cardiff

Nearly **8,300 households** are waiting for social housing

The Council receives **450 new applications** for housing each month.

2,700 families are living in severely overcrowded homes

600 homeless households are living in temporary accommodation or hostels, this includes **378 families**

549 disabled people are waiting for adapted homes

2,400 people have medical needs which make their current home unsuitable, this includes people with terminal and life threatening illnesses.

How many council and housing association properties become empty for re-letting last year?

Last year only 867 council and 570 housing association properties became available to let.

Every house sold is a home that is no longer available to a family in need.

This document is available in Welsh / Mae'r ddogfen hon ar gael yn Gymraeg.

Cynnig i Atal yr Hawl i Brynu/Hawl i Gaffael



Ar hyn o bryd rydym yn ystyried gwneud cais i atal yr hawl i brynu tai cymdeithasol yng Nghaerdydd, a hoffem glywed eich barn.

Beth yw'r Hawl i Brynu?

Mae'r Hawl i Brynu yn galluogi'r rhan fwyaf o denantiaid y Cyngor i brynu eu tŷ gyda gostyngiad o hyd at £8,000 oddi ar bris y farchnad. Mae gan rai tenantiaid cymdeithasau tai'r Hawl i Brynu/Caffael hefyd.

Nid oes hawl i brynu llety gwarchod na llety pobl hŷn.

Pam bod y Cyngor eisiau atal yr Hawl i Brynu a'r Hawl i Gaffael?

Mae galw mawr iawn am dai rhent fforddiadwy ac nid yw'n bosib bodloni'r angen hwn gyda'r nifer cyfredol o eiddo'r cyngor neu gymdeithasau tai.

Mae Cyngor Caerdydd a chymdeithasau tai yn adeiladu tai newydd ledled Caerdydd ond ni fydd y nifer o dai a adeiladir yn ddigon i fodloni'r galw mawr amdanynt.



Beth fydd atal y cynllun yn golygu ac am ba hyd fydd hyn yn para?

Os yw'r Hawl i Brynu/Caffael yn cael ei atal yng Nghaerdydd, ni fydd tenantiaid y cyngor na chymdeithasau tai cymwys yn gallu prynu eu cartref am y cyfnod y bydd wedi'i atal sef 5 mlynedd.

Pryd fydd y gwaharddiad yn dechrau?

Byddai'n rhaid i'r Cyngor wneud cais i Lywodraeth Cymru i gyflwyno'r gwaharddiad. Gallai hyn gymryd hyd at 6 mis.

Galw am Dai yng Nghaerdydd

Mae bron 8,300 o aelwydydd yn aros am dai cymdeithasol

Mae'r Cyngor yn derbyn 450 o geisiadau tai newydd pob mis.

Mae 2,700 o deuluoedd yn byw mewn tai sy'n llawer rhy llawn

Mae 600 o aelwydydd digartref yn byw mewn llety dros dro neu hosteli, mae hyn yn cynnwys 378 teulu

Mae 549 o bobl anabl yn aros am dy wedi'i addas.

Mae gan 2,400 o bobl anghenion meddygol sy'n golygu nad yw eu cartref cyfredol yn addas, mae hyn yn cynnwys pobl gyda salwch hirdymor neu sy'n bygwth bywyd.

Faint o eiddo'r cyngor a chymdeithasau tai oedd yn wag ar gyfer eu hail-osod y llynedd?

Y llynedd, dim ond 867 o eiddo'r cyngor a 570 o eiddo cymdeithasau tai oedd ar gael i'w gosod.

Mae pob tŷ a werthir yn golygu un tŷ yn llai ar gyfer teulu mewn angen.

Right to Buy & Right to Acquire Consultation



Thousands of households in Cardiff are living in temporary or unsuitable accommodation because of a shortage of affordable rented homes.

There are not enough council and housing association properties to meet this housing need. Despite this many properties are lost each year due to the right of existing tenants to buy their home.

1. Do you agree that the right to buy council and housing association properties should be suspended?

Yes, Agree

No Disagree

Unsure

2. Further Comments. If you disagree please say why.

3. Are you currently on the Common Housing Waiting List?

Yes

No

4. Are you currently?

Council Tenant

Housing Association Tenant

Renting Privately

Owner Occupier

Owner Occupier Right To Buy/Acquire

Other

Thank you for completing this form, once complete please post the form in the pre-paid envelope supplied by 31st December 2016, or there is an on-line version of this form at www.cardiff.gov.uk/righttobuy

This document is available in Welsh / Mae'r ddogfen hon ar gael yn Gymraeg.

About You

Gender

Male Female Transgender Prefer not to say

Age

Under 25 25-45 45-65 Over 65

Prefer not to say

What is your postcode? *This will be used for analysis purposes only* _____

Do you consider yourself to have a disability?

Yes No Prefer not to say

Please tick any of the following that apply to you:

Deaf / Deafened / Hard of Hearing Visual impairment
 Long-standing illness or health condition (e.g. cancer, HIV, diabetes, asthma)
 Wheelchair user Mental health difficulties Mobility impairment
 Other - *Please specify* _____

What is your ethnic group? Please select one from the list:

White – Welsh / English / Scottish / Northern Irish / British White - Irish
 White – Gypsy or Irish Traveller
 White – Any other white background (please specify): _____
 Asian / British Asian – Bangladeshi Asian / British Asian – Chinese
 Asian / British Asian – Indian Asian / British Asian – Pakistani
 Asian / British Asian – Any other (please specify): _____
 Black / African / Caribbean / Black British – African
 Black / African / Caribbean / Black British – Caribbean
 Black / African / Caribbean / Black British – Any other (please specify): _____
 Mixed / Multiple Ethnic Groups – White & Asian
 Mixed / Multiple Ethnic Groups – White & Black African
 Mixed / Multiple Ethnic Groups – White & Black Caribbean
 Mixed / Multiple Ethnic Groups – Any other (please specify): _____
 Other, please specify any other ethnic group: _____
 Prefer not to say

Thank you for your time

Any data supplied by you on this form will be processed in accordance with Data Protection Act requirements and in supplying it you consent to Cardiff Council processing the data for the purpose for which it is supplied. All personal information provided will be treated in the strictest confidence and will only be used by Cardiff Council or disclosed to others for a purpose permitted by law.