



Bronllys Well Being Park (CLT) Ltd

Feasibility Study on Housing at Bronllys Hospital



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Bronllys Well Being Park (CLT) Ltd was established in 2016 as a Community Benefit Organisation dedicated to providing local people with opportunities to address local affordable housing need, improve their lifestyle and well-being through social and sporting activities, employment opportunities and economic and environmentally sustainable projects in the grounds of Bronllys Hospital.

For more information visit www.bronllyswellbeingpark.org

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i. Abstract

This feasibility study reviews and highlights how land assets within the Bronllys Hospital site could be transferred through asset locked long lease transfer offering a range of homes for life for the local community.

Supporting people to become and remain active in their community, enabling them to plan for their future, make meaningful contribution to multigenerational communities. Demonstrating how a range of innovative social care resources could compliment the NHS Hospital to meet the Powys Health and Wellbeing Strategy.

The findings can support any considerations for the future development of land assets and resources for the benefit of the local community, now and for years to come i.e. in perpetuity.

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1. Background

Bronllys Well Being Park CLT has received funding from Arwain Leader Programme to undertake this Feasibility Study that follows on from several housing engagement events with the members of Bronllys Well Being Park (CLT) Ltd and others who have highlighted the need for truly affordable homes. This is also in line with the Local Development Plan which specifies a health and Well Being Park for the Bronllys site.

The aim of the study is to provide recommendations on the potential opportunities for truly affordable planet caring homes that the Bronllys Hospital site could offer local communities.

1.1 Project Objectives

The project has the following objective:

To undertake a feasibility Study on the home making opportunities at the Bronllys Hospital Site

1.2 Study Area

The overall study area is The Bronllys Hospital Site. The overall study area is indicated by the purple dashed line (Area A) in Fig 1. Area B (Fig 1) is owned by PTHB and is currently land let to farming.

1.3 Study Constraints

Key assets such as the land within the study area have been considered. All land and buildings are owned by PTHB and NHS Wales. PTHB did not participate fully in this study.

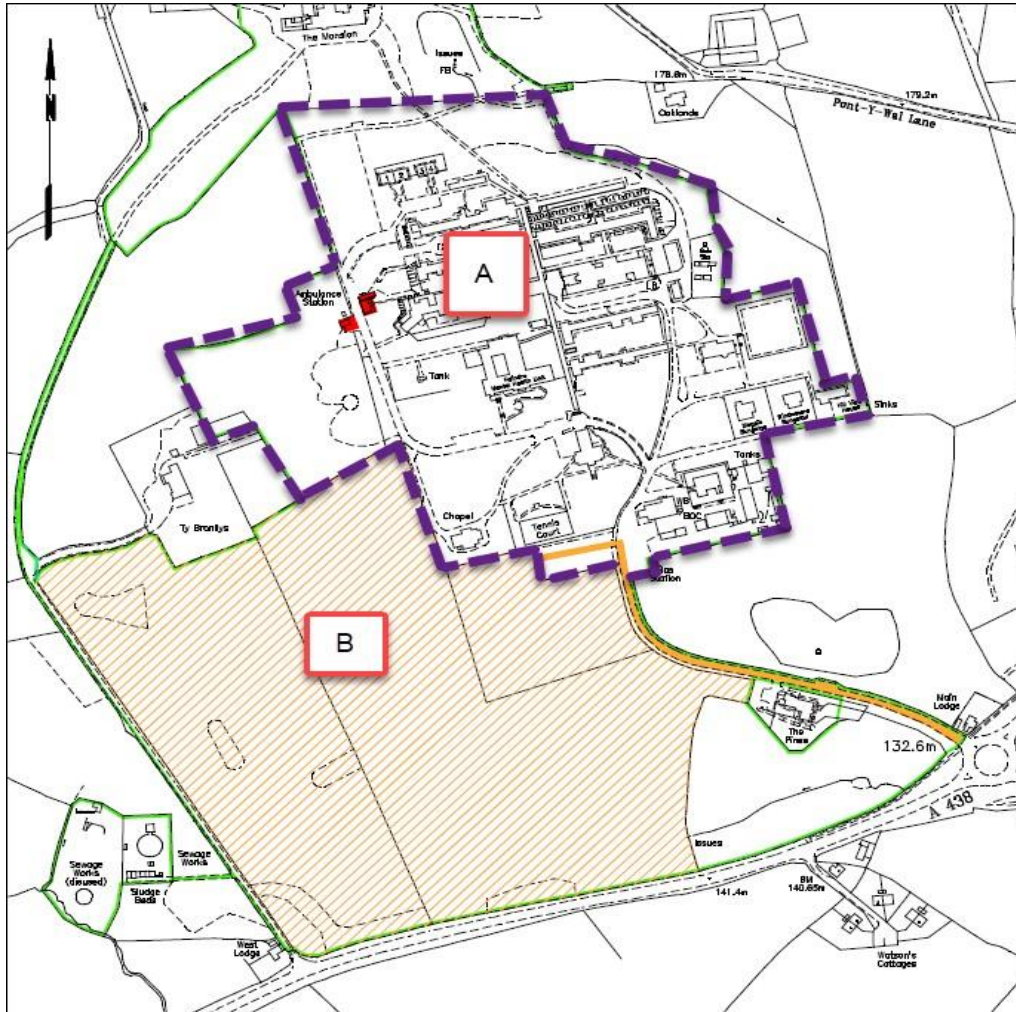


Fig 1

1.4 Purpose and Requirements

- To determine home making opportunities for consideration that the Bronllys Hospital Site can provide for the local community.
- Undertake consultation to inform home making options.

The specification asked the study to survey local people to understand their current views on housing needs.

2. Bronllys Well Being Park Community Land Trust Ltd

Established in 2016, Bronllys Well Being Park (CLT) Limited is a Community Benefit Organisation dedicated to providing local people with opportunities to address truly affordable local housing need, improve their lifestyle and well-being through social and sporting activities, employment opportunities and economic and environmentally sustainable projects.

The company is overseen by an unpaid Board of Directors, mainly drawn from the local community, each individual board member having skills and experience from different walks of life including the public sector, the private sector and the voluntary sector.

Individual skills and experience include nursing, welfare, administration, business development, project management, company management, directorships and start-up organisations. The Board is supported by a group of advisors from the public sector and are completely voluntary.

Bronllys Well Being Park Community Land Trust Ltd

2.1 The goals of Bronllys Well Being Park (CLT) Ltd are to:

- To provide truly affordable and sustainable housing by working closely with the PTHB, staff groups, housing associations, self-build groups, the planning authorities and appropriate natural resource specialists.
- Utilise existing vacant and unused land and buildings within the grounds of Bronllys Hospital estate to encourage small businesses and social enterprises (particularly in the health and well-being sectors) offering local employment opportunities
- Employ existing vacant and unused facilities at the Bronllys Hospital estate to offer sporting, recreational and wider social activities
- Facilitate community food growing initiatives
- Engage with the local community to encourage and support renewable/sustainable energy projects.
- encourage alternative ways of delivering non-statutory well-being services
- connect with others to offer sustainable local community transport solutions
- develop new events to encourage sustainable living within the community
- provide facilities that ensure residents can experience and take part in various physical activities, encourage healthy living, promote a positive mental state and become involved with life enhancing social and environmental activities.
- work with Powys Teaching Health Board to provide community health and well-being services which complement but do not replace NHS services
- recycle any profit for the exclusive benefit of the Bronllys Well Being Park community.

2.2 BWBP SWOT Analysis

<p><u>Strengths</u></p> <ul style="list-style-type: none"> - The Well-being of Future Generations (Wales) Act 2015 - Positive encouragement and support by Powys County Council - Endorsement by Bronllys Community Council, Hay-on-Wye Town Council and Talgarth Town Council - Outstanding geographical location - Exceptional environmental setting - Extensive spread and range of public, voluntary and private sector management skills and expertise at board level 	<p><u>Weaknesses</u></p> <ul style="list-style-type: none"> - Start-up social enterprises - Formal agreement for asset transfer with Powys Teaching Health Board yet to be received - Area of influence within the Bronllys Park Estate yet to be defined - Lack of funds to deliver vision without asset transfer.
<p><u>Opportunities</u></p> <ul style="list-style-type: none"> - Build and develop a unique, flagship community enterprise focused on delivering world class well-being services - Exploit existing and future funding opportunities that public bodies cannot. - Enhance local cultural, recreational and sporting capacity - Reach short term agreement to manage and monitor enquiries for use on behalf of PTHB - Work closely with PTHB and PCC to provide innovative well-being services - Utilise locally available skills and expertise - Support and use new, locally sources, sustainable living technology 	<p><u>Threats</u></p> <ul style="list-style-type: none"> - Negative changes to Welsh Government well-being policy - PTHB identifies alternative uses for the park and built environment - Failure to reach agreement with PTHB on the acquisition of the site on viable terms - Inability to identify and source suitable funding - Site is left to deteriorate and sold off to fund deficits elsewhere.

2.3 Context

Community Land Trusts (CLTs) are a form of community benefit organisation, set up and run by ordinary people to develop and manage homes as well as other assets important to that community, like community enterprises, food growing or workspaces

Following significant funding from WG, PCC and PTHB, The Princes Foundation published the results of an Enquiry by Design process “A Vision for Bronllys Hospital Site”.

Subsequent action from the local community took place to maintain Bronllys Hospital at the heart of the community. BWBP CLT is undertaking this feasibility study to build on its’ work and ambition to act as long-term stewards and realise the value The Bronllys Hospital Site can hold for the local community, not just for now but for future generations.

2.4 Background

Wales has a strong tradition of providing and supporting community led housing and the social benefits and well-being to societies that quality homes can offer. The Welsh Government no longer supports the sale of social housing and have a strong record of assistance to community led housing.

3. Bronllys Hospital

Bronllys Hospital which lies just outside the village boundary of Bronllys, is a community hospital owned and managed by Powys Teaching Health Board (PTHB). The hospital provides inpatient services which includes one general ward and mental health inpatient facilities. Outpatient services including pain and fatigue management, day hospital and physiotherapy and occupational therapy services are based at the site along with PTHB head office and general business functions.

Originally opened in 1913 as a purpose-built tuberculosis hospital with associated landscaping and parkland the hospital grounds have reduced in size over the years but still extend to approximately 50 acres. The original hospital building the Mansion House and some surrounding land has been sold off recently for commercial development by a private developer in 2018. It’s former use being the PTHB’s corporate HQ. There are a number of ex-dwellings on the Bronllys site some of which are in use with others falling into disrepair.

Areas of land and parkland at the hospital site which have been cultivated in the past to produce food for the hospital are currently and is largely underused. BWBP CLT are interested to understand how areas of underused land may serve to support food growing opportunities for the local community now and in the future.

3.1 History of Housing at Bronllys Hospital

The site at the hospital boasted a Nurses Home and bungalow accommodation for clinical staff at one time. The Mansion House boasted a stunning south facing walled garden which included bespoke wooden framed greenhouses, walled gardens and a Home Farm. Remnants of worker’s accommodation can be found in the environs.

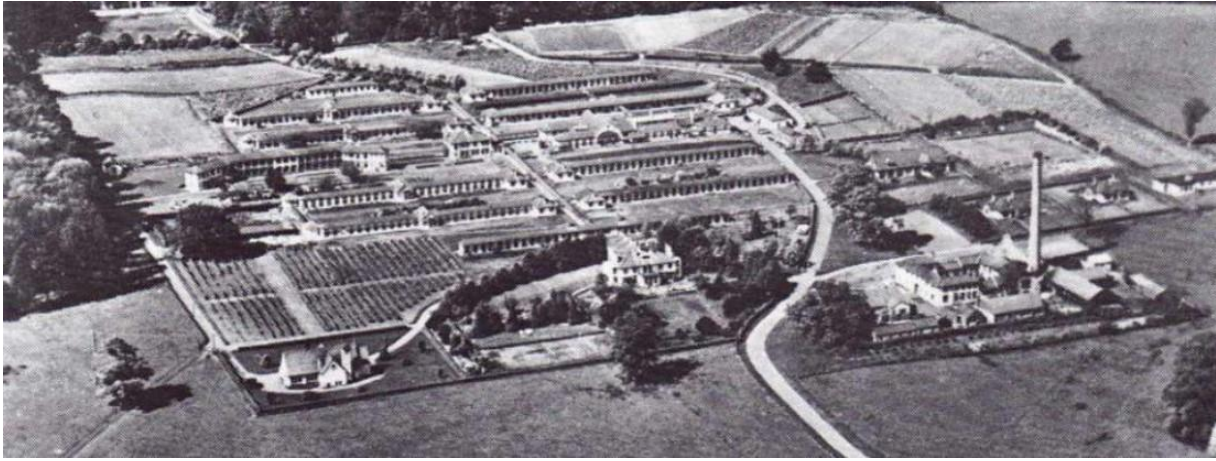


Fig 2

3.2 Bronllys Hospital Today

Currently only occasional use of two Bungalows for visiting short contract clinical staff.

4. Community Housing Challenges in UK, Wales and Powys

4.1 Causes, Concerns and Effects UK wide

The term "housing crisis" has entered national vocabulary in dramatic fashion over the past few years. This tends to create the impression that the housing problem is a relatively new phenomenon, while in truth, the crisis has been decades in the making.

The primary cause of the housing crisis is the lack of new houses being built. Since the 1980s, when council houses were sold in their millions, public bodies have, partly through policy and partly owing to a lack of funding, all but abandoned large scale housing construction projects.

The expectation was that the private sector would pick up for the lack and make up for any shortfall in the UK's housing stock, but this hasn't quite materialised, for a variety of reasons.

4.2 Concerns in the UK

The combination of changing demography and lifestyles in the UK, exacerbated by population growth and lack of construction means there is a severe housing shortfall. An Institute for Public Policy Research report in 2011 suggested this shortfall will reach 750,000 homes by 2025 (ref. IPPR The good, the bad and the ugly: Housing demand 2025). We are just now seeing its worst consequences, with there being too few homes available and those homes that are on the market being far too costly. The housing does not address sustainability properly. The availability of affordable housing has been further reduced by the sale of council houses during the 1980s through the Right to Buy Scheme.

4.3 Consequences in UK

House prices have consistently increased over the long term. In March 2019, the average house price in the UK was £226,798 (ref. UK House Price Index June 2019). A report by the Bureau of Investigative Journalism in 2013 (The Housing Crisis, Get the data: The crisis in the UK's affordable housing supply system) found that the total number of affordable homes built in England actually fell 4.1% in 2011/2012 and the Bureau's assessment of 82 of the biggest housing developments in 10 major cities found just 40% complied with local affordable housing targets. Post Covid prices are rising 14.2% a year in countryside locations on average compared with less than 7% in urban areas.

4.4 Concerns in Wales

Welsh Assembly Government, in their 2015: Future Need and Demand for Housing in Wales report suggest that Wales needs 14,000 new homes per annum of which 50% should be affordable: 4,000 should be social rent 1,500 intermediate rent and 1,500 shared ownership.

In January 2020, the Welsh government projected that the country needs an average of 8,300 new homes a year between now and 2026. Sadly, this may not be sufficient to meet hidden need in Wales.

The Welsh Government has further recognised the importance of local assessments within the National Development Framework, as contribution to housing policy and as vital information for meeting the ambitions of the Well-being of Future Generations (Wales) Act.

Local knowledge is deemed vital to determine the housing needs for rural areas.

4.5 Hidden Homelessness

Many people who become homeless do not show up in official figures. This is known as hidden homelessness. The recent PCC/BPWP poster "Hidden Homelessness" illustrates some of the causes of this. (See Appendix 2) This includes people who become homeless but find a temporary solution by staying with family members or friends, living in squats or other insecure accommodation. Research by the charity Crisis indicates that about 62% of single homeless people are hidden and may not show up in official figures. The recent *Welsh Homelessness Monitor 2017* suggests there were 120,000 single people in concealed households including 13,000 single parents.

4.6 Homeless Concerns in Powys

Since March 2020, almost 1000 people have registered as homeless in Powys. The vast majority of these people have lived in Powys consecutively, for at least three out of the past five years. They are described as having to do some of the following sleep rough, to stay with friends or family, squat without legal rights/t be at risk of violence or abuse/ live in conditions that affect their health/ or live apart from family as they don't have a place to live together.

4.7 Demographic Concern in Powys

The withdrawal of services from many rural communities makes life particularly difficult for those on low incomes. The dispersed nature of Powys means that residents, unless they live close to their workplaces, will spend proportionally more on transport than those living in urban areas in Wales.

- The growing number of households headed by older persons, their increasing frailty, the suitability of the housing stock and the lack of community services, to enable them to continue to live independently in their communities is severely challenging. This is set against a backdrop of reducing revenue for the council
- the loss of young economically active households from the county and the impact that this loss has on the population profile of the county, the provision of services and on the funding settlement for the council
- Whilst proportionally fewer Powys residents are dependent on out of work benefits, Powys has the lowest median take home pay in Wales. Coupled with relatively high house prices, this means that the local housing market is not affordable for a high proportion of Powys residents
- There are 2,600 empty properties in Powys, which represents 4% of the housing stock. 1,278 homes (1.9% of the housing stock) have been empty for more than 12 months
- There is a range of housing pressure in areas throughout Powys. In many areas of Powys high house prices and low wages mean that homes are unaffordable, further contributing to the out migration of young economically active people from the county. This is illustrated in our Housing Key Workers Survey results (See appendix 1)
- The absence of mains gas and low relative earnings means that fuel poverty is a problem for many exasperated by the fuel price rises in recent months. It was reported less than a year ago that property located within a national park attracts a 20% premium over an otherwise identical property, making it £45,000 more expensive. This is up from the 19% premium recorded two years ago and Nationwide said that the full effect of the pandemic had not been fully captured. Properties within 3.1 miles (5km) of a national park are also expensive, and command a premium
- With an increasing number of households per annum unable to access the market to buy or rent there is a clear role for sub-market housing provision. This encompassing not only low income wage groups but now the middle income earners as well. Early discussions with the Health Board identified staff recruitment as an issue. Lack of genuinely affordable housing was cited as a reason for not returning to the area by newly qualified people.

Assuming the ongoing cost of buying or renting a home in the current market is at minimum 60% of gross household income the number of essential workers in the area must be decreasing. That is also before the catastrophic rises in fuel costs have been added to the mix.

Powys's Local Housing Market assessments (LHMAs) LHMA (EB08) also identified an increasing need for smaller affordable units of 1 and 2 bed dwellings and 30% for them to be built in Mid Powys. Local authorities have set affordable housing targets based on local circumstances, such as demand and supply and the costs of housing and wages.

The Welsh Government has further recognised the importance of local assessments within the National Development Framework, as contribution to housing policy and as vital information for meeting the ambitions of the Well-being of Future Generations (Wales) Act.

Local knowledge is deemed vital to determine the housing needs for rural areas. Powys's Local Housing Market assessments (LHMAs) LHMA (EB08) also identifies an increasing need for smaller

affordable units of 1 and 2 bed dwellings and 30% of them are to be built in Mid Powys Local authorities have set affordable housing targets based on local circumstances, such as demand and supply and the costs of housing and wages. More attention is advised to be given to the requirements of:

- Multi-generational age groups, people with disabilities and those with other needs.

5. Housing for Health and Well Being

Housing is a key social determinant of health; Along with the other factors mentioned, it can shape individual well-being (Bentley et al., 2016b). As well as its importance as somewhere to dwell, it can also contribute to a sense of self, identity, security and constancy (Hiscock et al., 2001, Benson and Jackson, 2017).

Conversely, a lack of adequate, affordable housing has been proven to have an adverse effect on people's well-being. There are proven links between homelessness and serious mental health issues. Insecurity of tenure presents an increasingly prevalent issue for renters in both private and social rented accommodation; high rents linked with benefit caps can contribute to financial hardship which is also strongly linked to anxiety, depression, poor nutrition and isolation.

6. Overall Housing Need Summary in Powys

- There is a shortage of affordable housing both nationally and in Central Powys.
- Key workers are amongst those unable to buy or rent a home from the general housing market.
- This is therefore an issue for health and social care planners as well as housing planners.
- There is a growing need for housing options that are suited to an older population.
- There is a need to attract young people to stay or come back to the area by creating opportunities to access services such as education, training, employment, sports and recreation and a wider social life.
- The affordable housing development plans for Powys indicate a need for 1530 units by 2026 with 30% in Central Powys (459) and current site acquisition for council housing appears to fall well short of this target.
- At both UK and Welsh policy levels, there is a strong call for innovative sustainable housing developments.
- It is important for the overall well-being of communities and individuals in Wales that all housing is provided in mixed tenure high quality developments, and this should be an overarching aim of all those involved with the delivery of housing.
- Specialist care provision is needed urgently in Powys.

- An urgent need for innovative living situations for our community that sustain and nurture our planet.

7. Section 2 – Potential for Homemaking at Bronllys Hospital

7.1 A Case for Partnership between PTHB, PCC and BWBP CLT Ltd

How BWBP CLT Ltd can work in coproduction to promote Health and Well Being at Bronllys Hospital via the provision of a range of homes for people?

BWBP CLT as a not for profit community benefitting organisation registered with the FCA can asset lock resources to be forever in the services of local people. Following the asset locked long leasing of the grounds at Bronllys Hospital approved partnerships can be made to develop a range of homes for people. Homes for people starting to make homes, for those who wish to downsize, for those who need to work from home, return to live in the area to support family members and maintain essential skills in the community.

It is proposed that this would be possible when the PTHB rationalise and rebuild their estate at Bronllys into a ground breaking low carbon state of the art Health Campus. Prior to this phased development of other options could take place.

Following canvassing of local people, the following options have been proposed.

7.2 Housing Options

Two storey semi-detached housing is proposed in three areas of the site, all discreet and mindful of the beautiful surroundings. As part of CLT a mixture of tenures can be offered, including purchase for life, shared-ownership and social renting. The “open-market” homes for life house sales would cross-subsidise the capital cost of shared-ownership and rented units. “Open-market” homes would follow the principle of alms-houses and not be re-sold at a profit. There would be minimum 50% affordable units with “blind” tenancy models, as all homes would be built to the same exacting standards. All 44 houses would largely be 2 bed units and include some units designed to facilitate home-working, and some with annexe or “House Plus” facilities. This enables the residents to respond to the evolving needs of young adult family members and/or older relatives needing a degree of independence.

All housing would be to Lifelong standards and some will be specially equipped as “Fit Homes” suited to those residents with age-related conditions, with smart technology, adaptable floor plans and soft and hard landscaping to accommodate changing needs of older people and those with multiple needs.

All housing would be designed to a high standard and be zero-carbon, with Passiv Haus standards as a minimum. Energy generation and waste management would be localised to the site, with surplus electricity delivered to local homes via the national grid.

In order to accommodate these various needs, houses are proposed to be of modular construction. A factory could be established on the site or nearby to construct the components, providing local employment.

7.3 Co-housing Option

Could possibly be located in a retrofitted re furnished building. This could be a multi-generational complex offering a balance of community and privacy with its own garden for cultivating vegetables, a hen-run etc. The complex could probably include about 20 to 25 units of varying size, ranging from 3 bed units to studio flats. A mixture of tenures including purchase for life, shared ownership and social renting, with no profit on re-sale. Thus remaining a community asset in perpetuity.

7.4 Co-care Housing

Co-care housing is proposed to be housed in in a retrofitted re furnished building, and offer homes for families who have a disabled member. Based on co-housing principles with an enhanced level of co-operation and sharing, with specialist facilities available – e.g. a Namaste Room – it aims to improve the lives of those with various conditions and to give regular respite to their Carers. It is an innovative solution to the challenge of increased care needs and will help combat the isolation that caring can bring.

7.5 Care Assisted Living Home Option

This is proposed to be built on a vacated site and would offer extra care living for individuals and serve the south Powys area and beyond, targeting care for those with dementia or needing neurological care. It would also support those unable to live in their own home or when their carer needs a break. It would benefit from other BWBP facilities as residents and their visitors. The 20-person facility is intended to be in a purpose-designed building adjacent to the Day Nursery, sharing its enclosed outdoor space with it, with suitable division. The design will be to the highest, cutting-edge standards for buildings that promote the well-being of residents and their Carers.

8. Recommended Actions

These findings highlight opportunities which should be wholeheartedly grasped with communities encouraged to play a proactive role in community led housing. This will aid and help tackle the local housing difficulties such as homelessness by implementing the following recommendations:

- All efforts should be made to support the PTHB and PCC to re embrace their original vision and commitment to working with local partners in coproduction to ensure more truly affordable homes are made available at the Bronllys site. (Progress will only be possible through open and transparent interactions amongst all the collaborating parties. The involvement of local communities will likewise promote and support Government policies).
- BWBP CLT Ltd should by raising awareness of any land or open space which may come under threat from any proposed future private or commercial development at Bronllys Hospital preserve the interests of the local communities and members.

- BWBP CLT should be engaged to identify partnership organisations and make applications to fund housing developments on the Bronllys site as highlighted in Local Development Plan.
- BWBP CLT Ltd is well positioned to and should apply for funding that is not available to local authorities, County Councils and Health Boards.
- BWBP CLT determine innovative sustainable housing developments with mixed tenure for key workers, older people and local community.
- BWBP CLT should ensure that the homes must be delivered at a high standard and be specially equipped “Fit Homes” with smart technology.
- BWBP CLT has to ensure that zero carbon design and construction with localised waste and energy generation on site.
- BWBP Establish links with an academic body to independently mentor and monitor the Well Park’s development of homes at Bronllys Hospital.
- BWBP CLT should determine the numbers required of Care Assisted Living housing, Co-Care Housing and Co-Housing options that must be part of the development on the Bronllys Hospital site.
- BWBP to continue to conduct quality engagement and surveying of community needs for homes.
- BWBP recommends that this Feasibility Study be read in conjunction with the Next Ten Years proposal document to ensure the reader/s are fully informed of community aspirations

9. Conclusion

BWBP CLT Ltd has the ability to offer innovative suggestions, support, funding and delivery that is not open to Local Authority Housing Bodies.

To offer genuinely affordable housing at the Bronllys Hospital site BWBP CLT Ltd have the capability and local community support and obviously require the facility to work in co-production with the PTHB and the PCC.

The data gathered in this report is not unexpected and almost totally reiterates and endorses the findings gathered in the Princes Trust report commissioned in 2011. The Prince’s Foundation Trust proposed the site be given over to a Community Land Trust (CLT) that would be able to retain and maintain the core elements of the site upon which the ethos of well-being were originally built.

It goes on to say that “the goal would be to recreate the Bronllys and Talgarth area as a national and international recognised centre for well-being providing a focus for employment and pride in the community to take it forward in the 21st century health and well-being market.”

These recommendations synchronise with the vision statement of the BWBP CLT Ltd.

The Wales Future Generations Act 2016 confirms and requires public bodies to act in the interest of sustainable developments.

It requires public bodies in Wales to think about the long-term impact of their decisions, to work better with people, communities and each other, and to prevent persistent problems such as poverty, health inequalities and climate change.

This requirement has become part of the policy of the local authority.

- PCC Local Development Plan states that: Proposals to develop the site of Bronllys Hospital as a Health & Wellbeing Park will be supported. During the Plan period, it is expected that parts of the Bronllys Hospital grounds will become available for alternative uses. Considerable engagement has taken place to identify the future role for the site and its buildings, and the concept of a ‘health & wellbeing park’ is widely supported. *

Adopted Powys Local Development Plan 2011-2026 Cyngor Sir Powys County Council p79 BWBP value statement reinforces its aim to work in close partnership with the PTHB and PCC in the interest of their communities.

Currently the Terms of Reference remain unsigned by the Health Board and BWBP also await the Memorandum of Understanding to be recognised as tripartite with Health Board and Powys County Council and for it to be fully reinstated.

10. Appendices

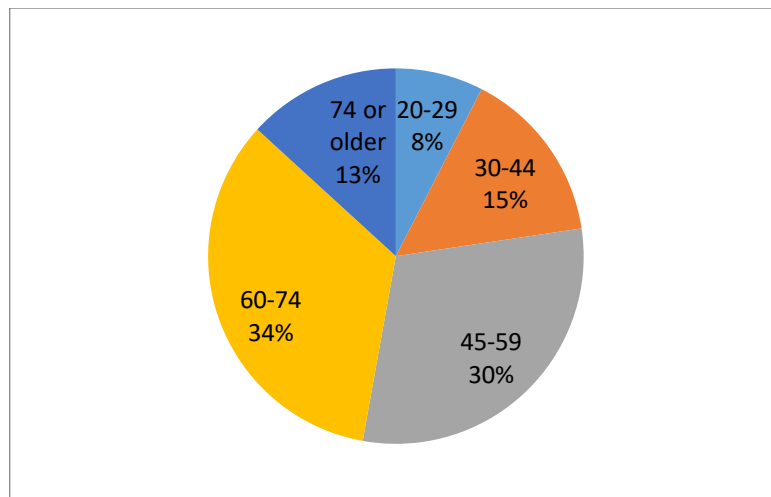
Appendix 1: Housing Key Workers Survey Results

Methodology

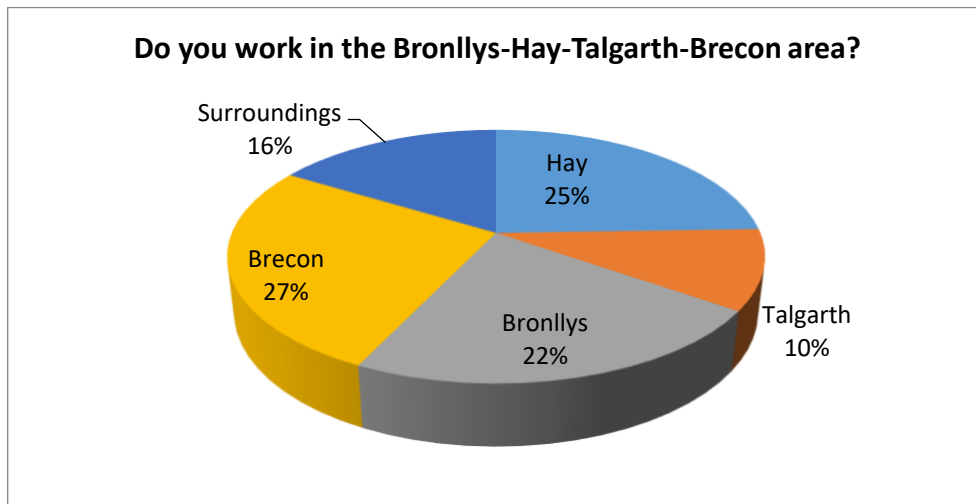
- The survey was created on the 25th of February 2020 and was sent to 315 members of Bronllys Well Being Park via Mailchimp
- 309 members received the survey.
- The questions related to cover the Bronllys, Talgarth, Hay and Brecon areas
- A link to the survey was sent out again on the 4th, 12th and 16th of March
- An additional postal questionnaire was sent out to 48 members on the 31/03/2020.
- 54 responses through email received = 17.48%. Of those 11 were collected via social media links.
- 2 postal responses so far.

The purpose of the survey was to find out where people live, work and what kind of housing and transport would be required (if any) by which age group?

1. How old are you?

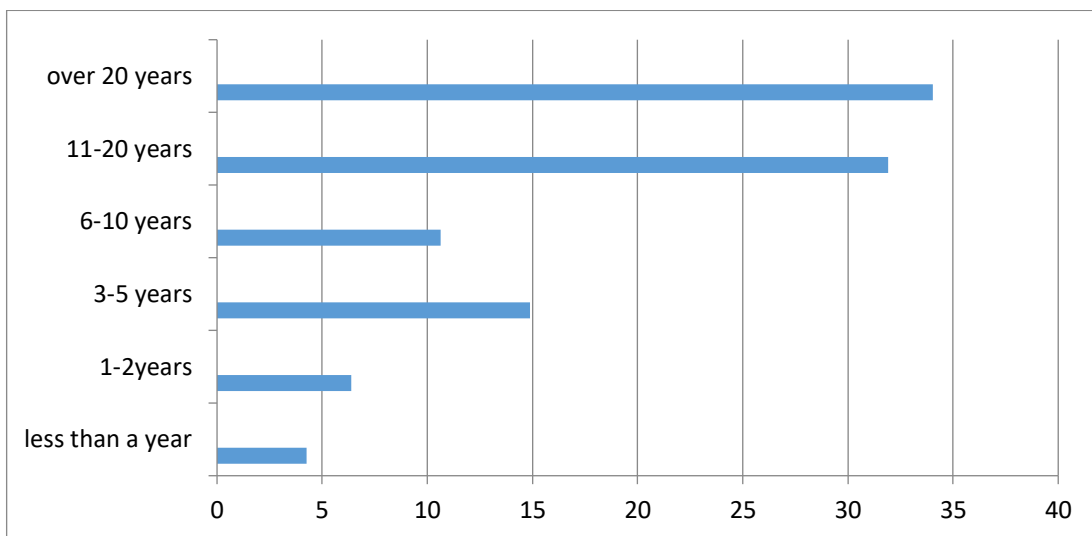


2. Questions regarding work

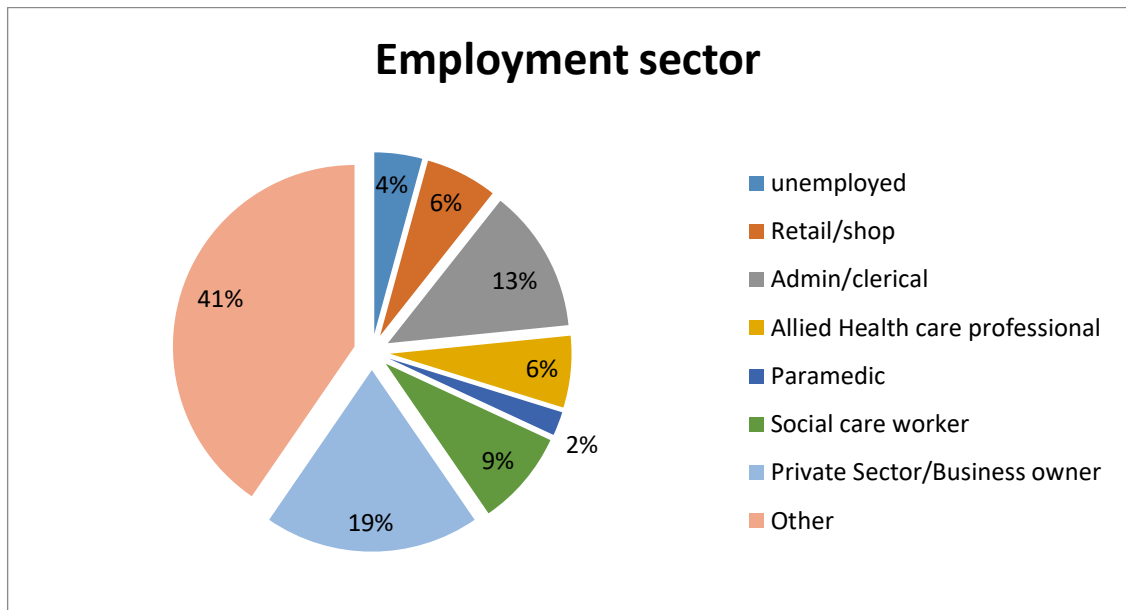


Surrounding areas named were: Three Cocks, Llandrindod Wells, Llangynidr, Llanigon, Cardiff, and South Wales Valleys. Six people stated they are retired.

3. How long have you worked in this area?

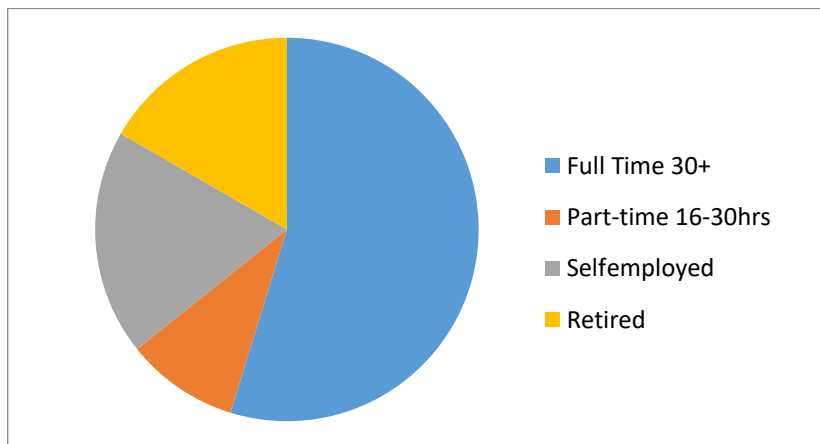


4. What is your sector of employment?

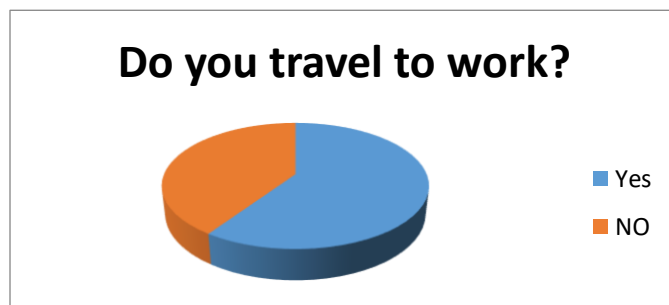


Other included: Renewable Energy, Business Adviser, Project Manager, Research Psychologist - freelance, Charity Sector, Marketing, Retired,

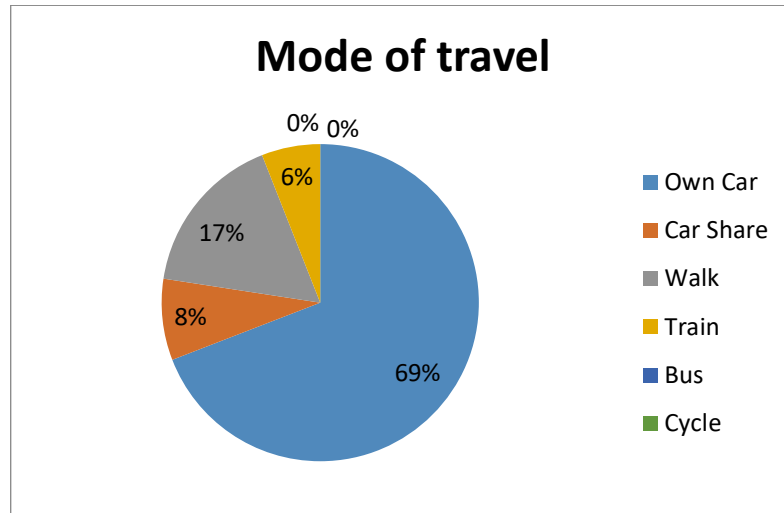
5. Type of employment



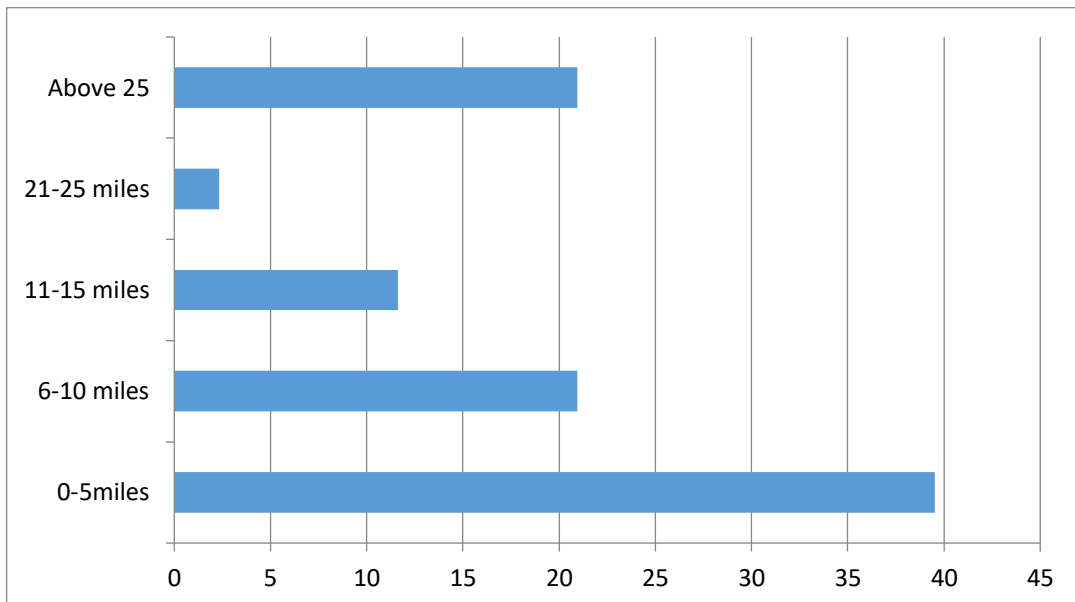
6. Travel to Work?



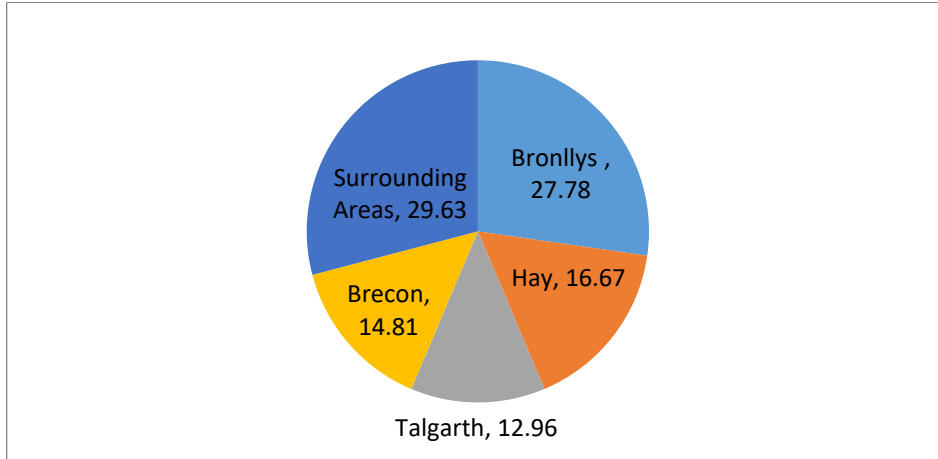
7. How do you travel to work?



8. How far do you travel to work?

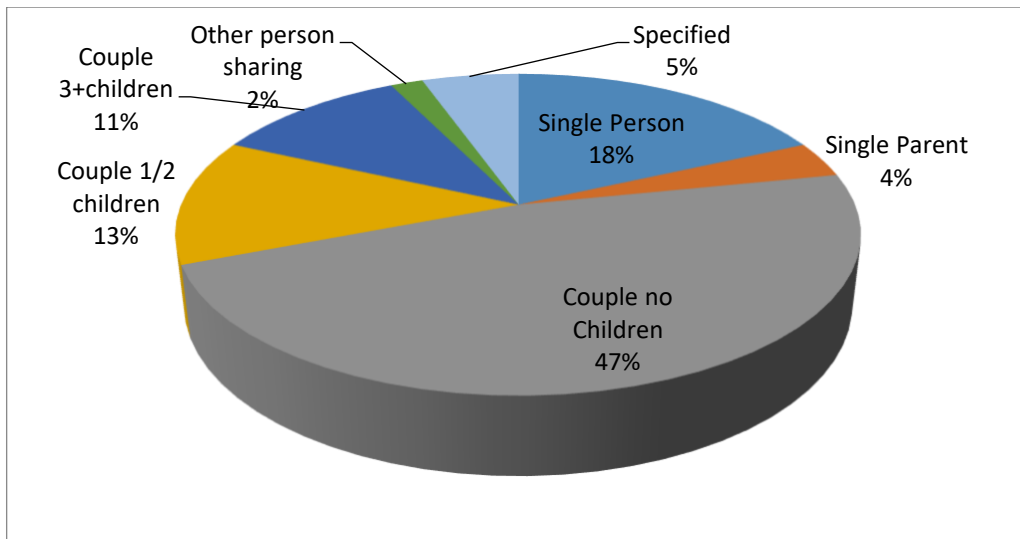


9. Do you live in the Bronllys-Hay-Talgarth Brecon area?



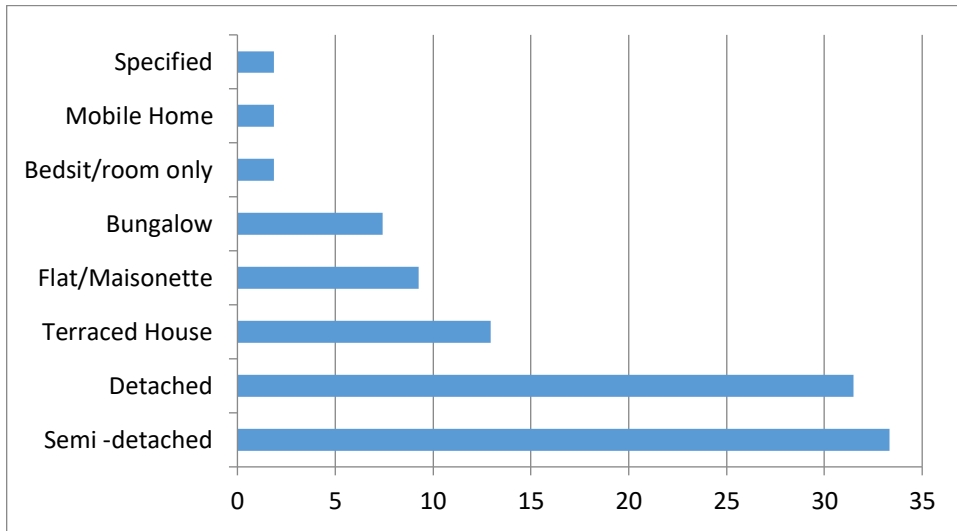
Surrounding areas specified: Three Cocks, Gloucestershire, various (mobile home), Glasbury, Felindre, want to come back, Llangynidr, Llandrindod Wells, Gwernyfed,

10. Which of these best describes your household composition?

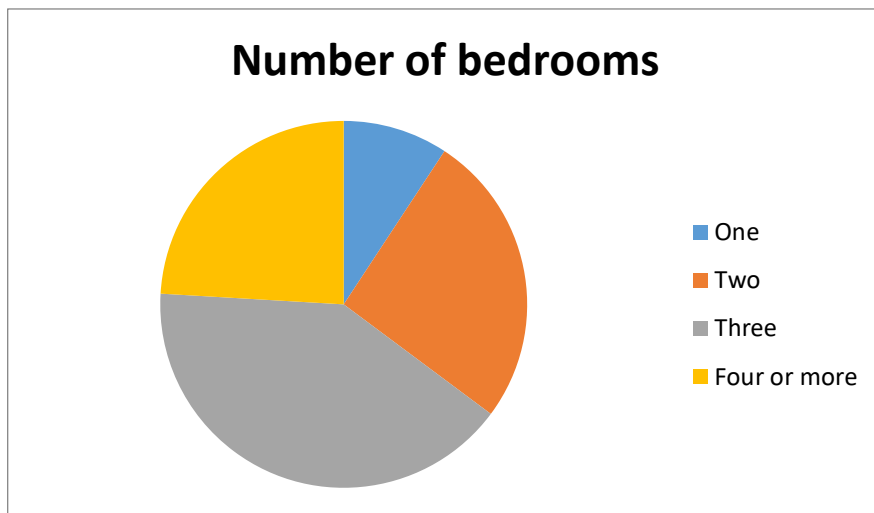


Specified: Couple/ grown up daughter/special needs, part time with student son, Single Parent with adult son.

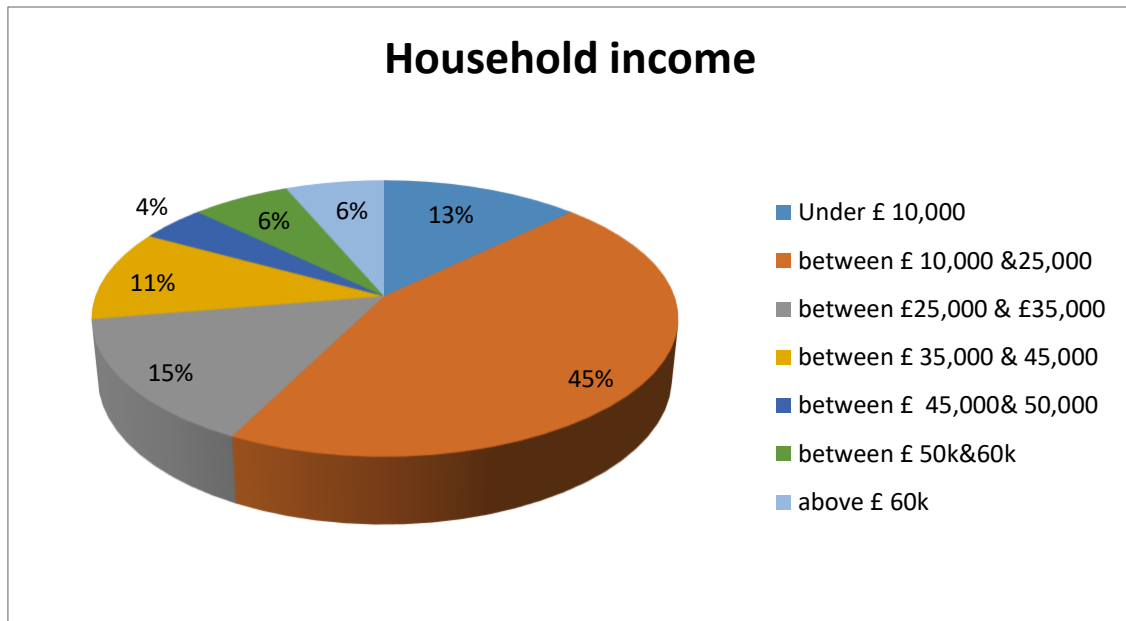
11. Which of these best describes your home?



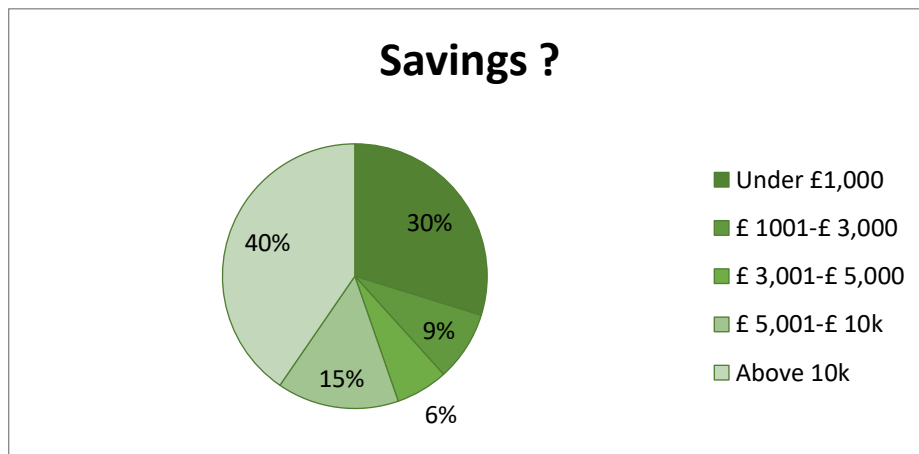
12. How many bedrooms are in your accommodation?



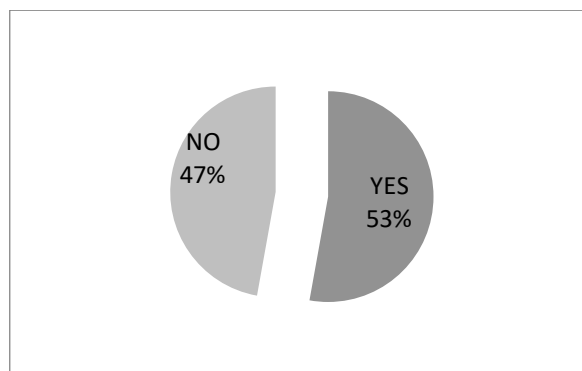
13. What is your total annual household income? (gross including benefits)



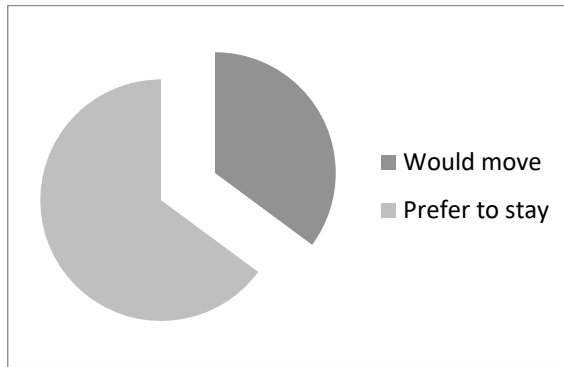
14. If you wanted to move or purchase a home what savings do you have?



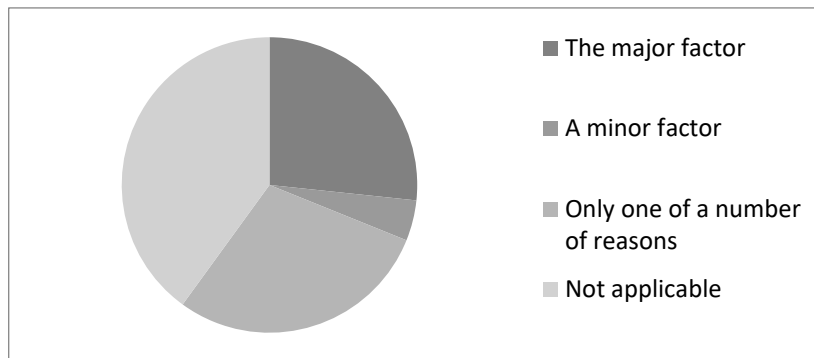
15. Are you thinking of moving in the next five years?



16. If YES, are you thinking of moving within your area or away from it?

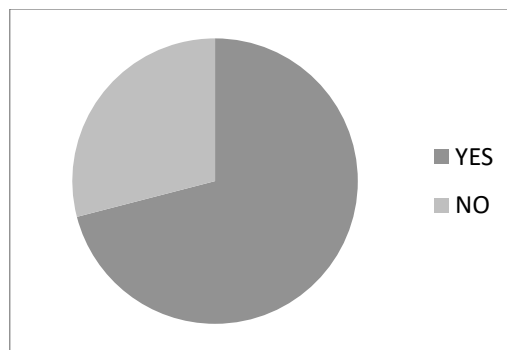


17. If you are considering moving away, how important a factor is housing in your decision?



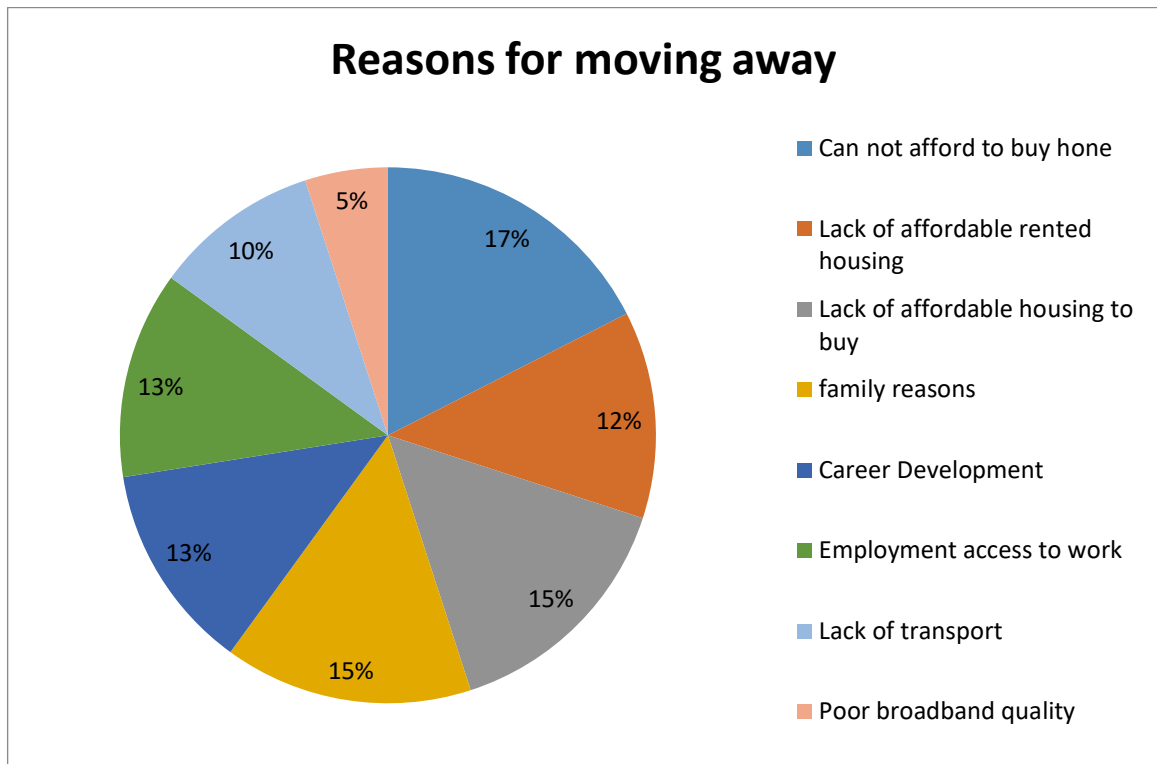
For 12 people Housing is a major factor, for 13 people only one of many.

18. If Housing in the area was affordable, would you prefer to remain here?

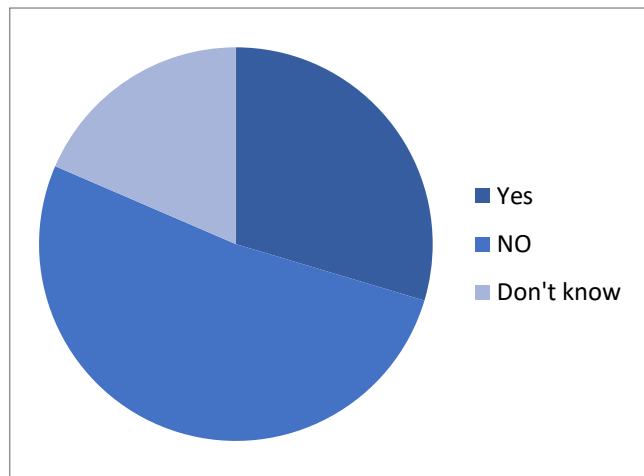


22 people would remain if housing was affordable, 9 wouldn't even if it was.

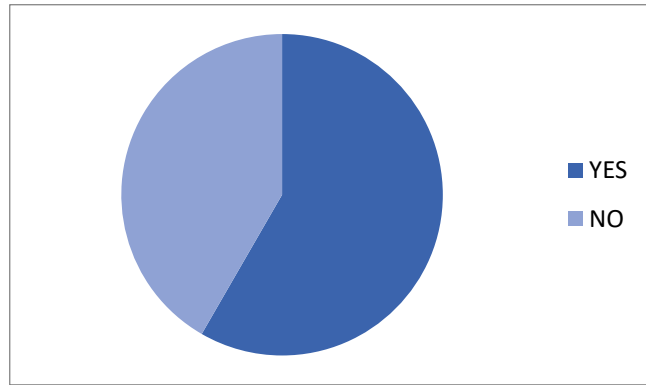
19. If you are considering moving away from your area what are the reasons?



20. If you are thinking of leaving would it require you to leave your employment?

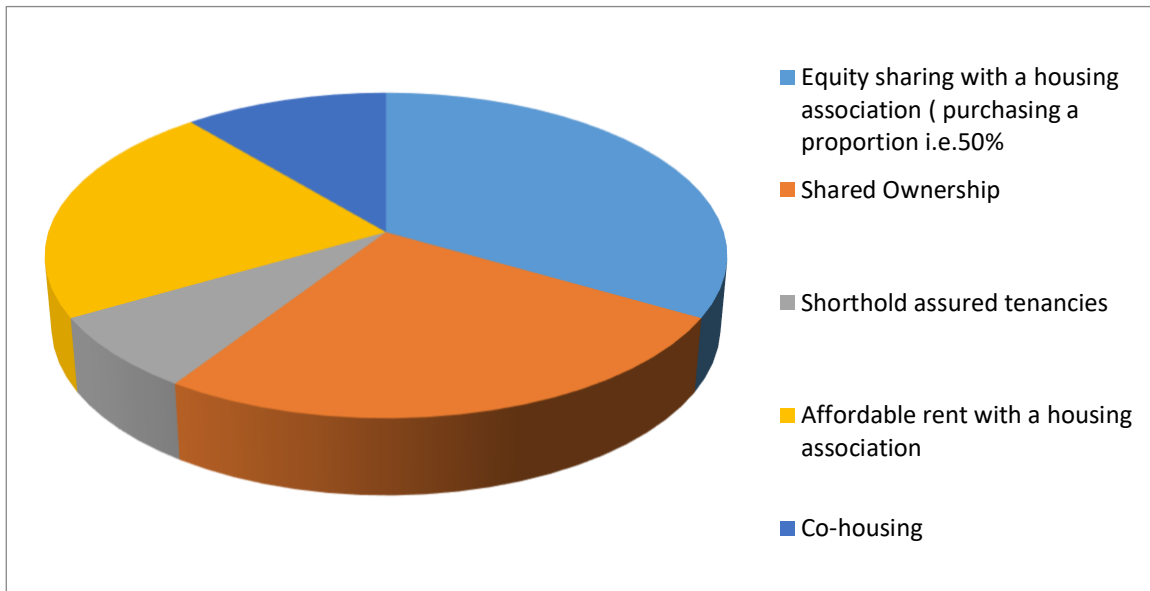


21. Would you be interested in specific worker housing schemes that would help reduce costs of housing?



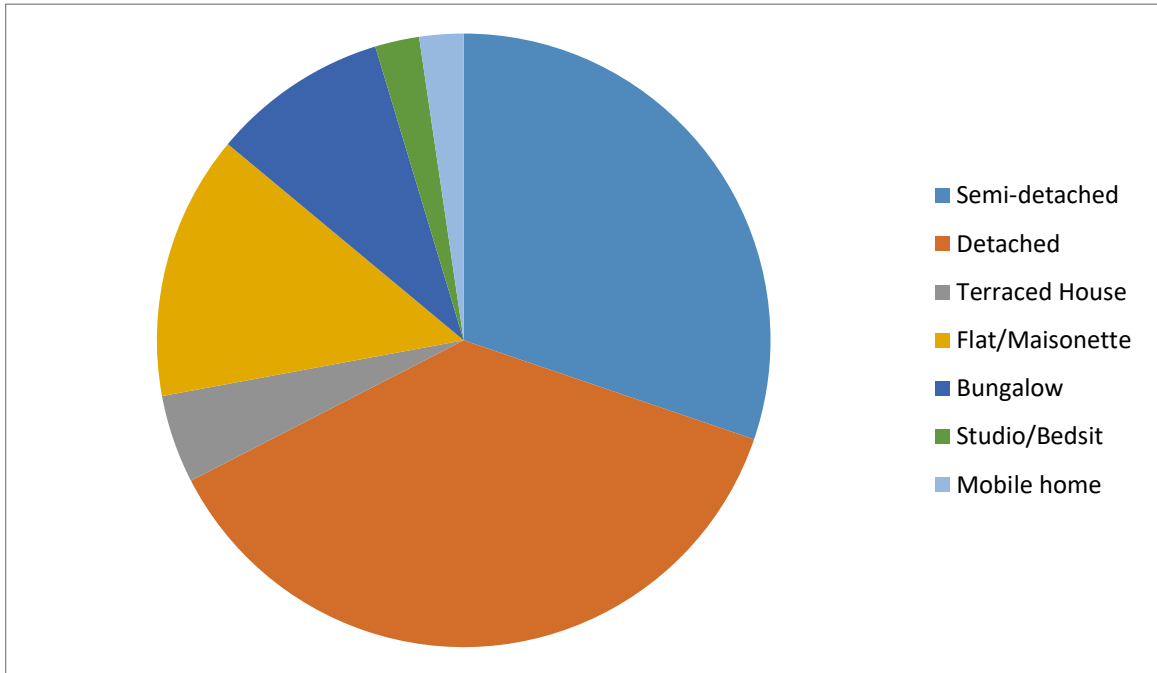
22 people interested in Housing scheme

22. If YES, what specific scheme would you be interested in?



22 people interested in a housing scheme answered this question

23. If moving, (either within or outside your area) what sort of housing would you require?



Families with children choose several options: Bungalow, Detached, semi-detached

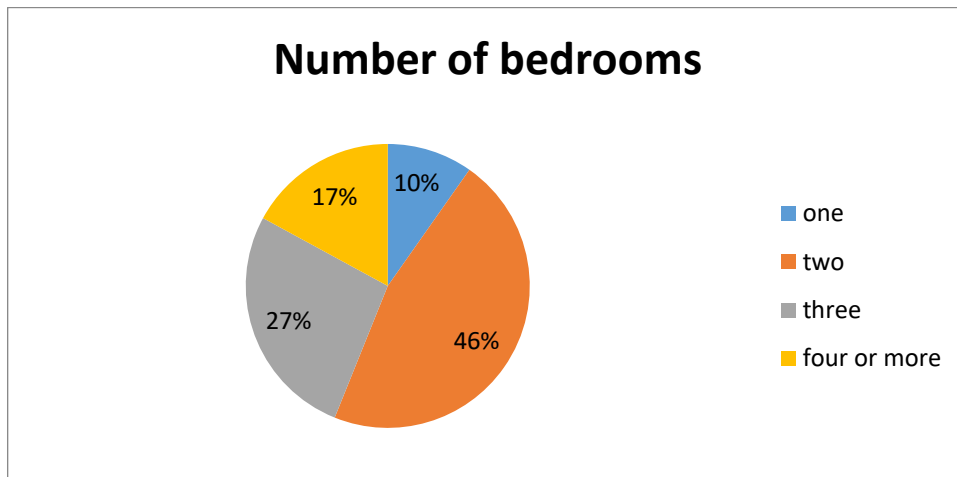
Number of bedrooms regarded more important

24. What tenure would you require?

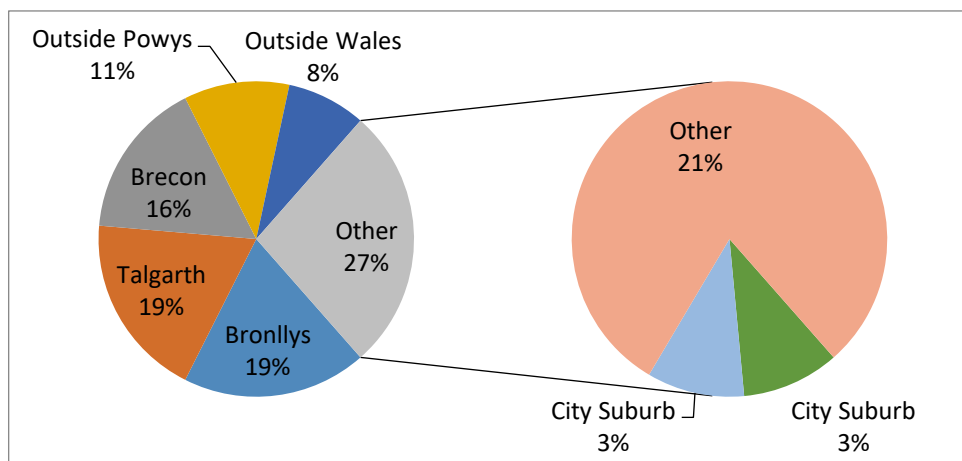


Depends on a number of factors, something accessible with a bit of garden and room for a cat, council.

25. How many bedrooms?



25. If moving outside your current area where would you prefer to move to?



Other areas named: Unknown at present, would leave UK, one of the Bays, North Wales, Hay, somewhere with good transport links near shops hospital etc., London.

Summary

The survey results so far confirm the findings of various data collected in this study for the area.

Housing needs in Powys.

It confirms that due to a high number of older, retired people in the area (55+) the demand for two bedroom places is the highest. Some older couples without a mortgage would downsize or move to other areas with better and more frequent access to public transport and shopping.

Families with children named the number of bedrooms as more important than the type of houses.

22 people who answered were interested in shared equity / ownership in order to reduce cost of housing and due to a lack of sufficient savings. There was also a request for social renting.

The survey underpins the earnings to house price ratio findings and the affordability of houses in Powys as summarised in Paragraph 8.4.2 of this study.

The results corroborate figures detailed under Home Costs 8.4.3.

Planning in progress in Powys:

Planning applications will be given priority by BBNPA and PCC if an affordable housing mix is included. Their aim is to ensure that at least 30% of housing in a planning application is affordable.

One site in Brecon, Heol y Ffynnon, is to be one of the first sites developed by Powys County Council for new Council Housing since the 1980s; this will see 33 new houses and flats being made available to house those in need in Brecon. However private developers have been able to demonstrate that they cannot provide the level of affordable housing that the National Park’s policy requires, and this has led to a reduction in the anticipated level of affordable housing being delivered on other housing sites.

Currently 19 houses are planned in Bronllys and 25 in Talgarth with dwelling types of mainly 1 and 2 bed general needs houses plus a few 4 beds and Bungalows.

At the moment PCC can only produce social rented housing. They cannot offer intermediate rent (lower than market but more than social rent), key worker, work live etc.

Thirteen ECO homes for social rent are being completed by PCC in Clyro at the moment. They include 3 bungalows, 4 one bedroom flats and 2 and 4 bed roomed houses.

Appendix 2: Hidden Homelessness Poster

What does hidden need look like?

- Those who want to come back to Powys but can't afford it
- Essential workers that can't afford to live in Powys
- People who don't apply for social housing because they are not in a vulnerable group
- People who don't apply for social housing because there aren't any or enough in their area to be in with "a chance"
- Those who can't find a private landlord that will accept someone in receipt of Housing Benefit
- People eating into their savings to keep a roof over their head
- People who want to come back to care for family members
- Those that are just a pay-check away from eviction
- People wanting to live with their pets
- People who need shared ownership or discounted market rate
- Those living in unfit and unsafe and overcrowded places
- People who can't afford to eat, keep warm, and pay the rent even with Housing Benefit help
- People who can't downsize (down-sizeable dwellings needed to free up family sized accommodation)
- Single people in general needs
- Those who have to commute dangerous miles to work in essential services in
- AND THE REST**
What's your need?

Appendix 2 continued....

Y rhai sydd am ddod yn ôl i Bowys ond na allant ei fforddio

Gweithwyr hanfodol ond nad ydynt yn gallu fforddio byw ym Mhowys

Pobl sydd ddim yn gwneud cais am dŷ cymdeithasol oherwydd nad ydynt mewn grŵp bregus

Pobl sydd am ddod yn ôl i ofalu am ae-lodau o'r teulu

Y bobl sydd methu symud i dŷ llai o faint (mae tai llai ei angen i ryddhau llety i deuluoedd)

Pobl sengl mewn angen cyffredinol

Beth mae angen cudd yn edrych fel?

Pobl sydd ddim yn gwneud cais am dŷ cymdeithasol oherwydd nad oes unrhyw un neu ddigon yn eu hardal i fod mewn "cyfle"

Y rhai na allant ddod o hyd i landlord preifat a fydd yn derbyn rhywun sy'n derbyn Budd-dal Tai

Pobl sydd eisio byw gyda'u hanifeiliaid anwes

Pobl sydd angen perchnogaeth ar y cyd neu ddisgownt cyfradd farchnad

Y rhai sy'n gorfod cymudo milltiroedd peryglus i weithio mewn gwasanaethau hanfodol ym Mhowys

Pobl ifanc sydd ddim yn dychwelyd i Bowys i weithio ar ôl coleg

Mae pobl mewn cywilydd i ofyn am help

Pobl yn defnyddio i'w cynilion i gadw to dros eu pen

Pobl sydd ddim yn gallu fforddio bwyta, cadw'n gynnes, a thalu'r rhent hyd yn oed gyda chymorth Budd-dal Tai

Y rhai sy'n byw mewn lleoedd anaddas ac anniogel a gorllawn

Y rhai sy'n gorfod cymudo milltiroedd peryglus i weithio mewn gwasanaethau hanfodol ym Mhowys

A'R GWEDDILL
Beth yw eich angen chi?

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