

Responses to Housing Strategy Task Groups' recommendations

No.	Recommendations	Policy lead and comments
	Community regeneration	
1	All stakeholder organisations and residents should be involved at an early stage in developing community regeneration strategies and proposals. It is essential that an appropriate agency should be designated as the "lead body" to co-ordinate, and maximise the contribution of all stakeholders to, individual regeneration schemes. Short term. (TG1 Recommendation 1)	Social Inclusion Branch/Operations Branch 1 - HCR Division Fundamental to our proposed new approach to community regeneration - Communities First. Communities First will build on existing approaches to community regeneration, such as the People in Communities Programme and area-based renewal. It will promote effective partnerships between communities and cross-sector agencies to identify community problems and devise appropriate solutions, with long-term commitments for funding and resourcing.
2	Community regeneration needs to be underpinned by a comprehensive neighbourhood regeneration plan which analyses the problems, sets out solutions and brings together resources and funding from the range of agencies. Medium term. (TG1 Recommendation 2)	
3	Registered social landlords have powers to undertake non-housing community regeneration, but the National Assembly needs to reflect these powers in its (a) regulatory and (b) funding role. Short term. (TG1 Recommendation 3)	Finance and Management Branch – HPF Division In principle we support this recommendation as it could usefully complement existing community regeneration programmes such as "Objective One", "Communities First" and stock transfer. Different mechanisms for implementing the recommendation are currently being evaluated and we cannot make any firm commitment on implementation until this work is complete.
4	The use of agreements under section 106 of the Town and Country Planning Act 1990 for the provision of affordable housing on new developments should encourage a reasonable mix of general market and social housing. Short term. (TG1 Recommendation 4)	Planning Division In January 2000, we established a multi-agency Land Use Planning Forum to assist with the review of 'Planning Guidance (Wales): Planning Policy, First Revision'. The Planning Forum's report will be taken into account in producing new guidance 'Planning Policy Wales', which is expected to issue for consultation by end January 2001. The Planning Forum recommended that the general area of "Planning Obligations" should be the subject of research. The Housing Task Groups' recommendations on planning matters will be considered alongside the Planning Forum's recommendations.
5.	Financial contributions from developers in lieu of affordable housing should be capable of being used to regenerate the existing stock as a means of providing additional affordable housing, as well as new provision. Medium term. (TG1 Recommendation 5)	

6	The potential of street-level development/re-modelling schemes aimed at tackling localised problems of low demand/stigmatisation by creating smaller more cohesive communities within larger estates should be investigated. Short term. (TG1 Recommendation 6)	Supported Housing and Information Branch - HCR Division This is an issue that needs to be addressed within each redevelopment proposal. It is not amenable to formal research.
7	The National Assembly should continue to make representations to the Treasury for a lowering in the rate of Value Added Tax for rehabilitation of the existing stock. Short term (TG1 Recommendation 7)	Technical Services Branch – HCR Division General taxation is a matter for the UK Government. The National Assembly agreed a motion in plenary session on 2 November 1999 calling on the UK Government to equalise the rates of Value Added Tax on housing repairs with that on new buildings. The National Assembly's views have been conveyed to the Chancellor.
8	The National Assembly should undertake a review of the renewal area approach in Wales to date, to inform future community regeneration policy and programmes. Short term. (TG1 Recommendation 8)	Supported Housing and Information Branch - HCR Division To be discussed by the Housing Research Advisory Panel.
	The local authority strategic role	
9	The proposed review of the housing strategy and operational plan process should include consideration of: <ul style="list-style-type: none"> a. a separation of the housing strategy and service delivery/ operational functions. b. the role of the housing strategy within the proposed new community planning regime. c. the need for closer links between housing and other local authority plans. d. how consultation with the range of partner organisations on the development of local housing strategies might be strengthened. Short term. (TG1 Recommendation 9) 	National Strategy Branch - HCR Division Accepted. Review to be undertaken as soon as resources allow.
10	As a means of ensuring effective joint working between local authorities and their partner registered social landlords, all local authorities and registered social landlords should negotiate and work to the recently introduced model for 'Community Housing Agreements'. Short term. (TG1 Recommendation 10)	Housing Services Branch – HPF Division We are in the process of preparing advice to local authorities and registered social landlords on the benefits of introducing these agreements.

11	There should be a more formalised process for the production of regional planning guidance than the current voluntary arrangements between local authorities. The National Assembly should place a duty on local authorities to collaborate on the production of regional planning guidance, in consultation with other relevant stakeholders. The National Assembly should prepare clear guidance to authorities on the preparation of regional planning guidance. Short term. (TG1 Recommendation 11)	<p>Planning Division</p> <p>Draft revised guidance on preparation of unitary development plans, issued for consultation on 31 July 2000, includes new advice on joint working. The role of joint working in the regions of Wales will be considered alongside the development of a spatial planning framework for Wales which is a commitment set out in 'Better Wales'.</p>
12	There is a need for closer collaboration between housing and planning departments; and strengthened links between the unitary development plan and housing strategy, to ensure that the two are complementary and consistent. (Short term. TG1 Recommendation 12)	<p>Planning Division</p> <p>The revised draft guidance on unitary development plans, issued for consultation on 31 July 2000, refers to the need to reflect other strategies, including the housing strategy. Recommendation will be considered alongside responses to the consultation on the draft guidance.</p>
	Housing need and demand	
13	There is a need for greater integration of planning for economic growth with that for housing provision at both national and local level. Medium term (TG1 Recommendation 13)	<p>Planning Division</p> <p>Planning guidance already recommends integrating housing development of a significant scale with employment provision. The recommendation that further planning guidance is needed will be considered alongside a similar recommendation by the Land Use Planning Forum.</p>
14	The National Assembly should undertake a regular (e.g. 3 yearly) national assessment of housing need. This might form part of a national household survey, similar to that undertaken in England. Medium term. (TG1 Recommendation 14)	<p>Supported Housing and Information Branch - HCR Division</p> <p>The Housing Research Advisory Panel considered this at its inaugural meeting and supported the principle of a regular household interview survey allied to a smaller Welsh Stock Condition Survey, which, inter alia, will provide information on some aspects of housing need. The survey is likely to be initiated in 2003.</p> <p>This will be formally considered as part of the Research Programme.</p>
15	The National Assembly should devote sufficient resources to the early production of population and household projections at regional and local authority level as soon as practicable, and at appropriate intervals thereafter. Short term. (TG1 Recommendation 15)	<p>Statistical Directorate</p> <p>Population projections are planned to be compiled and made available during Autumn 2000. Households projections will be available as soon as possible after that. These projections will be updated at regular intervals.</p>

16	Local authorities should recognise the importance of up to date information from regular local housing need assessments to inform strategic planning. Authorities should take advantage of funding available from the National Assembly for assessments undertaken in accordance with the good practice guide. Short term. (TG1 Recommendation 16)	Supported Housing and Information Branch - HCR Division For action by local authorities. We continue to encourage take up of funding. £400,000 has been allocated over the three years 1999-00 to 2001-02.
	Housing supply	
17	It is a key role of the planning system to ensure that new homes are provided in the right place and at the right time, whether through new development or improved use of the existing stock. The aim should be to provide a choice of sites that are both suitable and available for the provision of new housing in areas where people want to live. Short term (TG1 Recommendation 17)	Planning Division Recommendation will be considered alongside a similar recommendation by the Land Use Planning Forum.
18	There should be clearer strategic planning guidance to ensure that new housing makes a significant contribution to promoting urban renaissance and to support wider social, economic and environmental objectives. Short term. (TG1 Recommendation 18)	Planning Division Recommendation will be considered alongside a similar recommendation by the Land Use Planning Forum.
19	Local planning authorities should ensure that new housing developments help secure a better social mix by avoiding the creation of large areas of housing of similar characteristics. Short term. (TG1 Recommendation 19)	Planning Division There is an inter-dependence between this recommendation and land use planning policies on affordable housing and the means of achieving it, eg. use of Section 106 agreements. The Land Use Planning Forum has made recommendations on affordable housing. Recommendation to be considered alongside the Forum's recommendations.
	Previously developed land	
20	There should be proper classification and monitoring of the supply and use of previously developed land, through the establishment by the National Assembly of a central land use database, informed by the outcome of the on-going feasibility study. Medium term. (TG1 Recommendation 20)	Planning Division Recommendations will be considered alongside similar recommendations by the Land Use Planning Forum.
21	Monitoring of the availability and take up of previously developed land for housing purposes might be combined with annual land	

	availability studies co-ordinated by the Welsh Development Agency. Medium term. (TG1 Recommendation 21)	
22	Each local planning authority should set out in its unitary development plan, its planning policy and targets for maximising the use of suitable previously developed land based on the particular needs and conditions of its area. Medium term. (TG1 Recommendation 22)	<p>Planning Division</p> <p>Recommendation will be considered alongside similar recommendations by the Land Use Planning Forum.</p>
23	Independent assessment of the viability of local brownfield strategies and individual sites should be considered, as part of the unitary development plan process. For housing provision, this might be undertaken through local authority/ developer fora chaired by the Land Division of the Welsh Development Agency. Medium term. (TG1 Recommendation 23)	<p>Planning Division</p> <p>The process of preparing unitary development plans, including the holding of public local inquiries, already provides a means to examine policies and allocations to re-use previously developed land. Any need for additional means to consider such issues will be considered alongside similar recommendations by the Land Use Planning Forum.</p>
24	The National Assembly should consider wider use of funding mechanisms to meet additional development costs of previously developed land for housing, for example, through greater use of Urban Investment Grant. Medium term. (TG1 Recommendation 24)	<p>Operations Branch 2 – HCR Division</p> <p>We already provide additional subsidy to registered social landlords to develop previously developed land through the Social Housing Grant programme. The Welsh Development Agency can provide grant to private developers although housing must compete with other priorities for economic regeneration. Recommendation 63 suggests single responsibility for all housing subsidies and this will be considered by the relevant Ministers.</p>
	House construction – ‘Rethinking Construction’	
25	The ad hoc working group to consider the implementation of Egan in Wales, including the preparation of detailed guidance and the ‘Regulatory’ regime, should be reconvened by the National Assembly as soon as practicable. Short term. (TG1 Recommendation 25)	<p>Technical Services Branch - HCR Division</p> <p>Accepted. In this financial year, we will convene ad-hoc working groups to assist in the formulation of policies for implementing "Rethinking Construction" procurement methods in National Assembly funded and public sector construction activities.</p> <p>With the "Construction Best Practice Programme", we held a national conference on 30 October - "Pulling Together", to raise awareness of "Rethinking Construction", provide guidance on sources of information and publicise our objectives.</p>
26	The principles of Egan should be applied both to new build and renovation works. Medium term. (TG1 Recommendation 26)	<p>Technical Services Branch - HCR Division</p> <p>Accepted. In 2001-02 we will examine the potential for using the principles of "Rethinking Construction" in public sector construction projects, in support of our broader objectives of better quality of life, better value for money and sustainable development.</p>

27	The National Assembly should fund a number of pilot studies to inform implementation of Egan principles in Wales. Short term. (TG1 Recommendation 27)	Technical Services Branch - HCR Division Accepted. Two National Assembly funded registered social landlord schemes have been registered with the Housing Forum as Demonstration Projects. The lessons learned from these projects will be reported by the Housing Forum. A further scheme in the early stage of development has adopted the principles of "Rethinking Construction".
28	The National Assembly should, in liaison with the representative bodies of the industry, look at the training and skill capacity of the industry in general. Medium term. (TG1 Recommendation 28)	Technical Services Branch - HCR Division Accepted. We have had discussions with the Construction Industry Training Board for Wales (CITB) regarding the development of training schemes to provide for management and trades skills which will support "Rethinking Construction". Proposals are to be developed during 2001.
	Domestic energy efficiency	
29	The potential for greater emphasis within the home renovation grant regime on achieving improvements in the energy efficiency of the older housing stock should be investigated, together with the funding implications. Short term. (TG1 Recommendation 29)	Operations Branch 1 – HCR Division Agree that local authorities should have more flexibility to provide assistance for measures to improve energy efficiency. This will be taken forward in context outlined in Housing Green Paper with its emphasis on more discretion for local authorities. In the meantime, current legislation already allows for improvements in domestic energy efficiency. Priority would be for local authorities to determine in the light of their private sector renewal policy.
30	Innovation in the private and social sectors should be encouraged. Mainstream funding mechanisms and levels in the social sector should be reviewed to ensure that they do not militate against such innovation. Short term. (TG1 Recommendation 30)	Operations Branch 1 - HCR Division We already support innovation in encouraging local authorities to develop strategic novel approaches in the private sector renewal funding mechanism. As part of the review of grant funding of social housing development currently underway we are considering how it might encourage innovation in support of both our and the UK Government's social, environmental and economic sustainability objectives.
31	Energy efficiency aspects of the National Assembly's 'Development Quality Requirements' for registered social landlords should be reviewed. Short term. (TG1 Recommendation 31)	Technical Services Branch The recommendation will result in the incremental introduction of new energy efficient measures. It could complement a wide range of current /projected policy linked to sustainability /conservation issues. It forms part of the current review of Development Quality Requirements.

32	The potential of "energy clubs" to negotiate reduced energy bills and cheaper white goods for tenants of social landlords should be investigated. This might include links with established credit unions and energy efficiency loan scheme for Wales being developed by the Energy Savings Trust. Short term. (TG1 Recommendation 32)	<p>Supported Housing and Information Branch - HCR Division</p> <p>Housing Research Advisory Panel considered this recommendation at its inaugural meeting in July 2000.</p> <p>Agreed - a review is being carried out by National Assembly staff working in this field.</p>
33	There is a need to promote greater awareness of the range of support available to individuals for energy efficiency measures, possibly through housing advice services, Citizens Advice Bureaux, other advisory/consumer organisations and energy suppliers themselves. Short term. (TG1 Recommendation 33)	<p>Technical Services Branch - HCR Division</p> <p>Accepted. The work of implementing the New Home Energy Efficiency Scheme and linking it to other initiatives is currently underway.</p>
	Estate design/accessibility/ neighbourhood safety	
34	The National Assembly should prepare a range of good practice design guides (to promote the creation of more sustainable, safer communities to facilitate good access to employment opportunities, services and amenities, free from crime etc. e.g. estate design, accessibility, transport infrastructure, safety) of relevance to Wales. Medium term. (TG1 Recommendation 34)	<p>Planning Division</p> <p>We have launched a Design Initiative which will address all the issues raised. There is a commitment to prepare a new Technical Advice Note on Design, which will be issued for consultation early in 2001. The initiative is also considering the design work and guides being prepared by other bodies, how they inter-relate and the need to fill gaps while avoiding duplication. Our planning, housing, transport and heritage divisions are involved in the initiative as well as outside bodies including housing and development interest.</p>
35	The National Assembly should prepare clear guidance to local authorities on the exercise of the flexibility available to them in determining car parking standards for affordable housing, to ensure a more consistent and rational approach across Wales. Medium term.(TG1 Recommendation 35)	<p>Planning Division</p> <p>A revised draft Technical Advice Note on Transportation, including updated guidance on parking, is being prepared for consultation. This recommendation will be considered alongside responses to that consultation.</p>
36	Local authorities should draw up supplementary planning guidance at an early stage in conjunction with developers and other interested organisations. Short term. Short term. (TG1 Recommendation 36)	<p>Planning Division</p> <p>There is an inter-dependence between this recommendation and land use planning policy guidance. Recommendation to be considered alongside the Land Use Planning Forum's recommendation on planning policy guidance</p>
37	There should be a more consistent application of 'Secured by Design' standards in the public and private sectors, both for rehabilitation and new build. The National Assembly should consider the scope for Regulation in this area if necessary. Medium term. (TG1 Recommendation 37)	<p>Technical Services Branch - HCR Division</p> <p>We currently require 'Secured by Design' standards in registered social landlord development. Recommendation would mean possible amendments to building regulations - we do not have this power. We have and will continue to press its inclusion within Building Regulations. We will also be raising awareness amongst local authorities of the benefits of the scheme for the existing stock.</p>

38	Guidance on the preparation of Local Transport Plans should make clear the need to take account of the needs of existing and new housing developments. New housing developments should be placed in areas with good access, or be capable of creating good access, to public transport and local services and amenities, taking account of the recent report of the Disability Rights Task Force "From Exclusion to Inclusion". Medium term. (TG1 Recommendation 38)	Transport Policy Division <p>Full 5 year plans were to be submitted to us by 31 August 2000. We will take account of the need for effective links with Local Transport Plans in the review of the Housing Strategy and Operational Planning process.</p>
	Rural housing	
39	There is a need for more affordable housing in rural Wales, particularly for young people on low incomes. The National Assembly should consider combining support under low cost home ownership schemes with renovation grants, to create a more viable package of support for people seeking to enter homeownership. Short term. (TG1 Recommendation 39)	Operations Branch 2 – HCR Division <p>This is technically feasible under existing arrangements but is of limited applicability. Low cost home ownership schemes require participants to obtain a mortgage for a proportion of the value of the property. Someone meeting a building society's criteria for financial acceptability as a mortgagor would be unlikely to meet a local authority's test of means criteria for eligibility for a renovation grant.</p>
40	Indices used to measure deprivation and inclusion should reflect rural issues. Short term. (TG1 Recommendation 40)	Statistical Directorate <p>The Welsh Index of Multiple Deprivation replaces the existing Welsh Index of Socio-Economic Conditions. The earlier index was originally prepared for targeting urban regeneration funds, and so did not specifically reflect rural deprivation. The new index is based on the concept of multiple deprivation. Multiple deprivation is represented as being made up of distinct domains of deprivation.</p> <p>Most of the distinct domains of deprivation reflect deprivation equally whether it occurs in rural or in urban areas. However, one of the domains is about the deprivation problems relating to <u>access to services</u>, and this type of deprivation is more prevalent in rural than in urban areas.</p> <p>The Welsh Index of Multiple Deprivation was published in September 2000.</p>
41	Do-it-yourself rental schemes for those unable to take advantage of low cost home ownership would be of real advantage in rural areas, where there is a need to maximise the use of the stock and retain viable communities. Short term. (TG1 Recommendation 41)	Operations Branch 2 – HCR Division <p>There are potential difficulties inherent in the implementation of this proposal. We have no plans to pursue in the short term.</p>
42	The National Assembly should commission further research into problems of (a) stock condition and (b) affordability in rural areas. Short term. (TG1 Recommendation 42)	Supported Housing and Information Branch - HCR Division <p>These issues would be addressed through a Welsh Household Interview Survey allied to a Stock Condition Survey (see recommendation 14).</p>

43	While "rural exception" sites offer the potential for small scale affordable housing developments in rural areas, there is a need to investigate the effectiveness of the current operation of this aspect of planning control. Short term. (TG1 Recommendation 43)	<p>Planning Division</p> <p>Recommendation will be considered alongside a similar recommendation by the Land Use Planning Forum.</p>
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	Linguistic considerations	
44	"The Welsh Language: Unitary Development Plans and Planning Control" is welcomed and appears to strike the right balance between prescription and control. There is, however, a need for more detailed guidance on its practical application. Short term. (TG1 Recommendation 44)	<p>Planning Division</p> <p>More detailed guidance was contained in draft Technical Advice Note 20 'The Welsh Language - Unitary Development Plans and Planning Control' issued in July 2000.</p>
45	Allocations legislation and guidance should allow a more sensitive approach to housing management, with landlords having more flexibility to take account of cultural, language and sustainability issues, as well as housing need, when allocating accommodation. Medium term. (TG1 Recommendation 45)	<p>Housing Services Branch – HPF Division</p> <p>When the primary legislative timetable has been clarified, we will be consulting widely on the need to take account of Welsh social, cultural, language and sustainability issues in the framing of new allocations legislation and subsequent guidance.</p>
46	Depopulation of communities and the purchase of second homes are seen as the main threat to the Welsh language. The potential of (a) planning restrictions on second homes; (b) appropriately framed agreements under section 106 of the Town and Country Planning Act 1990 to provide affordable housing for local people; and (c) wider restrictions on the Right to Buy in rural areas should be investigated. Short term. (TG1 Recommendation 46)	<p>(a and b) Planning Division</p> <p>Recommendations will be considered alongside similar recommendations by the Land Use Planning Forum.</p> <p>(c) National Strategy Branch – HCR Division</p> <p>The current limitations (in section 157 of the Housing Act 1985) are based on restricting the resale of former right to buy properties, rather than restricting the right to buy itself. The removal of a right enjoyed by qualifying tenants for some 20 years may be contentious and would require primary legislation. However, we welcome comments on the matter as well as on how satisfactorily the current arrangements (restricting resale in National Parks, Areas of Outstanding Natural Beauty and designated rural areas) are working.</p>
	Housing and health	

47	In developing national policies and programmes for improving health and well-being, there should be more consistent and effective consideration by the National Assembly of the potential contribution of, and implications for, housing policies. Short term. (TG1 Recommendation 47)	<p>Health Promotion Division</p> <p>The establishment of a new Health Promotion Division has helped to strengthen our consideration of health in the development of all policy areas.</p> <p>The recently published consultation document "Promoting Health and Wellbeing" emphasises the wider influences on health and the potential contribution that many people and organisations can make in promoting better health in Wales.</p> <p>The National Assembly Cabinet has signed up to the principles of <i>Health Impact Assessment</i> in recognition of health as a cross cutting issue.</p>
48	At the local level, housing organisations should be fully involved in multi-agency partnerships aimed at the development of strategies and actions for improving health. Short term. (TG1 Recommendation 48)	<p>Health Promotion Division</p> <p>We are encouraging the establishment and development of Local Health Alliances, led by local authorities. They can help to engage the community, ensure that all matters that impact on health are considered <i>together</i> and not as separate policies, provide greater cohesion of policies, better co-ordination of services and provide more effective use of resources, through sharing resources. Such alliances can help to bring together local organisations who have a part to play. Guidance will be produced by March 2001. Our consultation document "Promoting Health and Wellbeing" suggests that all public sector agencies should identify what can be done to encourage and support health and wellbeing by way of their role and the services they provide.</p>
49	The National Assembly should commission research to establish a clearer picture of the quantifiable links between house conditions and health, to inform future policy and resource allocation. Short term. (TG1 Recommendation 49)	<p>Wales Office of Research and Development</p> <p>Discussed with the Housing Research Advisory Panel. Work has been done in this area, but it is very difficult to disentangle the effects of poor housing from those of wider deprivation. The value of further research as recommended is questionable. Tackling deprivation on a wider scale and thereby improving the housing and health of people rather than trying to identify the nature of the links is seen as a higher priority.</p>
	Housing and education	
50	The potential contribution of housing should be a mainstream consideration in the development of policies and initiatives for improving educational attainment, improving vocational skills and supporting young people and adults into employment. Short term. (TG1 Recommendation 50)	<p>Training, Skills and Careers Policy Division/Children and Families Division/Policy Unit</p> <p>There are links between degrees of disadvantage and accessibility to acceptable housing conditions. This tends to be exacerbated by other factors such as educational attainment, family history of unemployment and also combinations of other difficulties such as drug addiction and alcohol abuse.</p> <p>Much work has already been carried out via the New Deal in order to establish links between some of these issues and measures to move people into work, so the contribution of housing has been a consideration in the development of Welfare to Work policies and will continue to be so.</p> <p>The recommendation is complementary to Strategic Framework for Children and Young People and the Youth Study 2000. Housing policy at national level will be informed by progress on strategic level in implementing the Framework.</p>

51	<p>Practical advice and information on accessing suitable accommodation; and on household management should be an integral part of the national curriculum and advice provided through the range of training and employment support available to young people and adults. Long term. (TG1 Recommendation 51)</p>	<p>National Strategy Branch - HCR Division/Training, Skills and Careers Policy Division</p> <p>This recommendation is subject to discussion with relevant parts of the National Assembly.</p> <p>We do however recognise, that in order to provide advice on training and employment it is often relevant to consider what action needs to take place in order to remove barriers to these. One such barrier may be access to suitable accommodation.</p> <p>Existing advice is currently delivered as part of the ONE process (being piloted in South East Gwent), which will impact on the lives of many people in Wales who will need, at some point in their working lives to have access to the benefits system. ONE is a fundamental shift in the way support is offered to clients - it gives them their own personal advisers who work with them to assess not only their job potential but also to provide access to a variety of help and information on work, benefits, services and welfare needs.</p>
52	<p>At the local level, housing departments and organisations should be involved in arrangements for planning education, training and related support initiatives, such as Sure Start, after school clubs, youth outreach workers, provision of community facilities. Short term. (TG1 Recommendation 52)</p>	<p>Training, Skills and Careers Policy Division/Policy Unit</p> <p>The Employment Service, local authorities, Training and Education Councils and other organisations regularly plan and deliver their programmes through local partnerships. Local authorities should take account of this recommendation when nominating representatives to such partnerships.</p> <p>The recommendation complements recommendations of our Policy Unit's report "Extending Entitlement: supporting young people in Wales" which calls for local authority led youth strategy to address all the needs of young people in their area, including housing. Implementation of report will be subject to consideration of report by us and will be based on new youth support provisions, unique to Wales, of Learning and Skills Act 2000.</p>
53	<p>Housing allocations policies should enable the creation of balanced communities to avoid concentrations of potentially problem families and children which can lead to disruption in schools. Schools should be encouraged and supported to participate in the development of community strategies. Short term. (TG1 Recommendation 53)</p>	<p>Housing Services Branch – HPF Division</p> <p>When the primary legislative timetable has been clarified, we will be consulting widely on the need to take account of Welsh social, cultural, language and sustainability issues in the framing of new allocations legislation and subsequent guidance.</p>
54	<p>Individual plans for assessing and meeting the education, training, career and support needs of young people should include advice and support in accessing and maintaining appropriate housing. Short term. (TG1 Recommendation 54)</p>	<p>Policy Unit</p> <p>Complements recommendations of our Policy Unit's report "Extending Entitlement: supporting young people in Wales" which calls for entitlement for all young people in Wales to package of support, guidance, information and advice on a range of issues including housing.</p>
55	<p>There should be a more flexible approach to the delivery of the Foyer concept in Wales, informed by a detailed analysis of existing Welsh foyers and other programmes providing housing and support for young people. Short term. (TG1 Recommendation 55)</p>	<p>Supported Housing and Information Branch - HCR Division</p> <p>A review of the Swansea Foyer has already taken place. In addition we have worked closely with the Foyer Federation in Wales, registered social landlords and national bodies to develop a flexible approach to Welsh Foyer development that is unique within the UK. "Supporting People" will provide in the longer term a further opportunity to review services and accommodation for young people.</p> <p>This recommendation is to be assessed by Housing Research Advisory Panel.</p>

	Access to and sustainability of home-ownership	
56	The National Assembly should use its influence (in conjunction with the Scottish Parliament) to support the introduction of a unified housing credit system which supports both tenants and owner-occupiers equally. Medium term. (TG2 Recommendation 1)	Finance and Management Branch - HPF Division We will liaise with the Department of Social Security on the provision of benefits to help people meet their housing costs. For homeowners specifically, we believe that reform of benefits should be linked with private insurance encouraging owner-occupiers to provide increased cover for unforeseen events, reducing the burden on public finances, and rewarding responsible action.
57	The National Assembly should remind local authorities of their current powers to provide mortgages and guarantees and in particular the limited impact guarantees have upon capital allocations. The National Assembly should facilitate a long-term agreement between local authorities and lenders with respect to facilitating improvements in any part of the private housing market where commercial mortgaging was becoming more difficult. Short term. (TG2 Recommendation 2)	National Strategy Branch – HCR Division Accepted. The then National Assembly Secretary for Housing and Local Government wrote to local authorities reminding them of their powers on 15 September 2000.
58	The Consumer Credit Act 1976 is not a devolved responsibility. However, the National Assembly can press for reform of this Act and in particular in relation to the treatment of equity release. Short term. (TG2 Recommendation 3)	Operations Branch 1 – HCR Division We will consider the implications of the Consumer Credit Act on equity release in the context of broader changes to private sector renewal policy. Equity release provisions proposed in Housing Green Paper and already complement current policies.
59	The National Assembly to initiate work on mortgage rescue in consultation with the Council of Mortgage Lenders, Welsh Local Government Association and the Welsh Federation of Housing Associations. Work is already underway in Scotland which might be considered. Medium term. (TG2 Recommendation 4)	Operations Branch 2 – HCR Division Various forms of mortgage rescue are already possible using existing assisted ownership and rent procedures. We will consult widely on the effectiveness of existing arrangements and opportunities for improvement.
	Mixed and flexible tenure	

60	<p>The National Assembly should issue further advice to local authorities in relation to the unmet demand for low cost home ownership. Authorities should be required to assess the demand for low cost home ownership as part of their local housing strategies and to allocate a percentage of their capital allocation to low cost home ownership. The National Assembly should consider making Homebuy more flexible by varying the percentage to be retained as a public sector charge. Short term. (TG2 Recommendation 5)</p>	<p>Operations Branch 2 – HCR Division</p> <p>Local authorities should consider the whole spectrum of housing needs in their strategies and the case for singling out low cost home ownership for special attention is not clear. It is for local authorities to determine local priorities and it would not be appropriate for the National Assembly to centrally determine quotas for low cost home ownership.</p> <p>We will consider the possibility of greater flexibility for Homebuy equity shares.</p>
61	<p>The National Assembly should agree a pilot programme for flexible tenure to enable people to move between do-it-yourself renting, shared ownership and full ownership as their resources and circumstances change. The National Assembly should research and monitor the outcome. Medium term. (TG2 Recommendation 6)</p>	<p>Operations Branch 2 – HCR Division</p> <p>The proposal has administrative consequences for registered social landlords and it will be necessary to consult with the Welsh Federation of Housing Associations. In the meantime we are reviewing our grant procedures to ensure that there is no procedural obstacle to such flexibility. The appropriateness of a pilot will be considered as part of the consultation.</p>
62	<p>The benefits of utilising some social housing investment to promote greater mixing of tenures in otherwise single tenure settings or developments should be recognised and promoted for inclusion in local housing strategies. Specific measures might include:</p> <p>(a) The National Assembly should take forward a pilot scheme on do-it-yourself renting in the next round of social housing grant allocations as part of the Annual Development Programme agreed with housing associations.</p> <p>(b) The National Assembly should issue firmer, clearer guidance to local authorities on drafting Section 106 Agreements.</p> <p>(c) Complementary changes to housing benefit would need to be introduced by primary legislation, so the National Assembly could only bring the matter to the attention of the UK Government. However, the National Assembly should already be active participants in the discussions, currently at an advanced stage, on the reform of housing benefit. Short term. (TG2 Recommendation 7)</p>	<p>(a) Operations Branch 2 – HCR Division</p> <p>There are potential difficulties inherent in the implementation of this proposal. We have no plans to pursue in the short term.</p> <p>(b) Planning Division</p> <p>Will be considered alongside the Land Use Planning Forum's recommendation that the general area of "Planning Obligations" should be subject of research.</p> <p>(c) Finance and Management Branch – HPF Division</p> <p>We consider that Housing Benefit needs to be reformed so that claimants have more opportunity to spend their housing support in the way they choose, and so in theory be able to find their own property to rent. We will work with the Department of Social Security to ensure that these views are taken account of in deliberations on the reform of Housing Benefit.</p>
	<p>Housing conditions, home improvement and repair, and area renewal</p>	

63	The National Assembly should place the residential housing aspects of Urban Investment Grant under the control of the National Assembly Secretary for Housing and Local Government. Short term. (TG2 Recommendation 8)	Operations Branch 2 – HCR Division This is feasible and will be considered by the relevant Ministers.
64	The National Assembly should introduce greater flexibility in the use of relocation grants and explore linking the grants to Homebuy. Short term. (TG2 Recommendation 9)	Operations Branch 1 –HCR Division Relocation grants can already be linked to Homebuy. We agree that there should be greater flexibility including removing the requirement to declare a clearance area. This will be taken forward as part of the package of proposed changes to private sector renewal policies outlined in the Green Paper.
65	The National Assembly should amend the secondary legislation within the Housing Grants, Construction and Regeneration Act 1996 to give local authorities power to vary terms and conditions of their area renewal and grant based programmes. A freeing up and greater discretion in the application of the criteria for contribution levels to grant aid and levels of benefit dependency should also be considered to assist with effective sustainable renewal. The National Assembly should link these amendments to the requirement to provide comprehensive and regularly updated local housing assessments. Medium term. (TG2 Recommendation 10)	Operations Branch 1 – HCR Division We agree that greater discretion and flexibility is needed with area renewal. The recommendation is limited and we propose to go further with wide flexibility as part of the major policy changes in area renewal outlined in the Housing Green Paper. Changes will be introduced in line with legislative timetable.
65A	The National Assembly should amend secondary legislation to achieve greater flexibility in the improvement grant system. The potential for: a variable level of grant assistance or a subsidy to a local authority or private agency loan or combination of variants to be explored. Potential for relevant legislation emanating from the Housing Green Paper to be adapted for Wales. Short - medium term.	Operations Branch 1 – HCR Division Agreed. We will pursue more of the radical changes which will address the recommendation. These will be in line with proposals for private sector renewal in the Housing Green Paper. Proposals would build on existing legislation and will be implemented in line with the legislative timetable.

66	A programme of Community Renewal bidding should be considered to allow residents groups' aid and encouragement to prepare proposals in partnership with local authorities for funding from the Community Regeneration Fund. Medium term. (TG2 Recommendation 11)	Social Disadvantage Branch - HCR Division There is no "Community Regeneration Fund" as such although this is probably a reference to "Community Purposes". Will be addressed in the development of Communities First..
67	The National Assembly should support initiatives – pilot area based initiatives now being developed through Care and Repair Cymru – and consider how these might guide future policy development. Consideration should also be given to extending the powers of home improvement agencies in relation to encouraging preventative maintenance by home owners. Medium term. (TG2 Recommendation 12)	Operations Branch 1 – HCR Division The proposals would build on existing legislation and activities. The results of pilots will help inform policy changes in private sector renewal.
68	The National Assembly should initiate research on a range of improvement and repair related issues from a consumer perspective. Short term. (TG2 Recommendation 13)	Supported Housing and Information Branch - HCR Division To be considered by the Housing Research Advisory Panel.
69	The National Assembly should apply Planning Credits set against Section 106 requirements for developers designing out maintenance costs and improving energy efficiency in new and refurbished buildings. Low cost in use should be encouraged as legitimate 'planning gain'. Short term. (TG2 Recommendation 14)	Planning Division Will be considered alongside our Land Use Planning Forum that the general area of "Planning Obligations" should be subject of research.
	Improving the private rented sector in Wales	
70	The National Assembly should use their best endeavours to influence the existing Westminster proposals to introduce compulsory licensing in selective accommodation types (houses in multiple occupation). What is required is that the National Assembly is given the power to introduce its own model of licensing in any proposed primary legislation. Short term. (TG2 Recommendation 15)	Operations Branch 1 - HCR Division Agreed. We have already informed the Department of the Environment, Transport and the Regions that we should have recourse to secondary legislation so that a model scheme conforms to Wales' needs.

71	The National Assembly should initiate research on the private rented sector in Wales to understand the scale and significance of the sector and what might be done to improve and extend it. This research should be organised with representatives of the private rented sector and should cover landlords and the tenancies most likely to attract tenants and investment and the role of housing benefit. Medium term. (TG2 Recommendation 16)	Supported Housing and Information Branch - HCR Division Housing Research Advisory Panel considered this recommendation at its inaugural meeting in July 2000. Agreed to include an initial study in proposed programme for 2000-01.
72	The National Assembly should ensure equal access to bond schemes across Wales. Short term. (TG2 Recommendation 17)	Supported Housing and Information Branch – HCR Division Accepted. We will ensure there is access to Bond schemes in all parts of Wales. We will map the extent of current provision, however funded, to identify the gaps in coverage and to assess the resources required to ensure access everywhere. Consideration will be given in the next budget planning round to extending coverage in a phased way to the whole of Wales.
73	Research by the National Assembly should be undertaken in Wales to establish best practice on deposit management schemes. Medium term. (TG2 Recommendation 18)	Supported Housing and Information Branch - HCR Division Housing Research Advisory Panel considered this recommendation at its inaugural meeting in July 2000. Agreed to include a review in the proposed programme for 2001-02.
74	Housing Benefit entitlement for tenants under 25 should be re-instated and the questions of equal opportunities and human rights should be explored. If change is possible via secondary legislation the National Assembly should take action accordingly. However, if changes to primary legislation are required then the National Assembly should take this up as part of its input to the current the Department of Social Security driven review of housing benefit. Short term. (TG2 Recommendation 19)	Finance and Management Branch - HPF Division We share the concern of the task groups about restrictions on Housing Benefit to under 25s. This is a matter for the Department of Social Security to whom representations are being made.
	Housing advice and information	

75	When the Housing Advice Audit is completed the National Assembly should seek to establish appropriate levels of service and funding. Short term. (TG2 Recommendation 20)	Finance and Management Branch - HPF Division Will be considered in light of the results of the Housing Advice Audit - due to be completed December 2000. General thrust of recommendations in respect of improvements needed to advice services is accepted.
76	The development of standards in the quality and provision of Housing Advice be developed in co-operation with the development of the Lord Chancellor's proposed Community Legal Service Partnerships. The National Assembly is asked to promote and encourage local authority participation in this initiative which is aimed at involving funders, providers and consumers of advice services. Short term. (TG2 Recommendation 21)	
77	The National Assembly should take forward the question of housing and financial education both in terms of the National Curriculum and through the Financial Services Authority which has a responsibility for consumer financial awareness and education. Short term. (TG2 Recommendation 22)	National Strategy Branch - HCR Division This recommendation is subject to discussion with relevant parts of the National Assembly.
	The Right to Buy and leasehold	
78	The National Assembly should initiate research into the experience of Right to Buy purchasers with a view to this work informing policy development. The questions of the recycling of capital receipts and the scope of the Housing Defects Act both require active consideration. Medium term. (TG2 Recommendation 23)	Supported Housing and Information Branch - HCR Division To be considered by Housing Research Advisory Panel.
	Better information on the private sector	
79	The National Assembly should undertake a review of housing information and evaluate the case for an annual household survey. Medium term. (TG2 Recommendation 24)	Supported Housing and Information Branch - HCR Division Accepted – review being undertaken in current financial year. This will be the basis of a regular Welsh Household Interview Survey which will be allied to a smaller Welsh Stock Condition Survey (see recommendation 14).
	Defining standards for social housing	

80	The National Assembly should commission a thorough independent evaluation of Development Quality Requirements. Short term. (TG3 Recommendation 1)	Technical Services Branch – HCR Division Wide ranging remit means that it may be some years before measurable results are seen. Could have resource implications which might conflict with current plans to update/review Development Quality Requirements. Changes to current Development Quality Requirements are already being reviewed in consultation with registered social landlords and local authorities.
81	The National Assembly should introduce a fitness rating system (housing hazard rating system). Medium term. (TG3 Recommendation 2)	Operations Branch 1 – HCR Division We support the new rating system and will use our powers to ensure its implementation reflects the needs of Wales. Will be implemented when there is a legislative opportunity.
82	Prior to future reviews of the forthcoming housing hazard rating system, the National Assembly must ensure that there is wide-ranging consultation with Welsh housing and health organisations. Medium term. (TG3 Recommendation 3)	Operations Branch 1 – HCR Division Accepted.
83	The National Assembly should consider how to ensure that quality standards should be built into improvement and repair schemes as well as new build. Medium term. (TG3 Recommendation 4)	Finance and Management Branch - HPF Division Our current Regulatory Requirements expect registered social landlords to bring all housing stock in their management up to a target standard set out in our "Development Quality Requirements for Existing and Rehabilitated Dwellings", as far as practicable. As with Development Quality Requirements for new-build dwellings, they are to be the subject of an independent review, to accord with Task Group 3 Recommendation 1. Our guidance on how to achieve this target standard is expected to issue around the end of November following consultation with the Welsh Federation of Housing Associations. It is also our aim that all future transfers of local authority housing stock to registered social landlords will have the target standards of Development Quality Requirements. We have, to date, set aside an annual allocation from the Social Housing Grant budget to part fund Grant Aided Repairs applied for by eligible registered social landlords. The standards of workmanship and materials for such Grant Aided Repairs are required to be equivalent to that detailed within our Standard Contract Documentation. Repairs and rehabilitation works will always be linked to our new-build requirements, as far as practicable.
84	The National Assembly, in developing condition survey guidance for local authorities, should flag-up additional information that may be gathered at the same time as surveying the condition of the properties. Medium term. (TG3 Recommendation 5)	Finance and Management Branch – HPF Division Accepted. This recommendation will be incorporated in the Stock Condition Survey Guidance.
	Securing additional investment for social housing	
85	The National Assembly should check the downward trend in capital investment in social housing and consider how it can re-allocate funds to reflect the sector's needs. Short term. (TG3 Recommendation 6)	Operations Branch 2 – HCR Division This has been addressed in the draft budget proposals.

86	The National Assembly should introduce 3–5 year planned expenditure regime for local authorities and registered social landlords. Medium term. (TG3 Recommendation 7)	<p>Operations Branch 2 – HCR Division</p> <p>This is feasible for specific housing programmes. However the bulk of local authority capital resources are distributed as unhypothecated funding, which gives discretion to local authorities as to how resources are used. A planned expenditure regime would need to be linked to Best Value generally and to the introduction of housing business plans.</p>
87	The National Assembly should examine all ways of (a) attracting additional investment into social housing and (b) consider whether to seek change in the current UK borrowing conventions. Short term (TG3 Recommendation 8)	<p>Resources Branch – HPF Division</p> <p>a. We have been, and are actively looking at different ways of attracting additional investment into social housing. (b) We have already made representations to the Treasury on this matter. Treasury has made clear that it is not prepared to change current public expenditure classifications.</p>
88	For local authorities where there is insufficient support from tenants for stock transfer, the National Assembly must continue to support and promote alternative ways of investing in the authorities' stock. Medium term. (TG3 Recommendation 9)	<p>Resources Branch – HPF Division</p> <p>Our policy is to promote all possible ways of improving the quality of housing stock. Housing stock transfer is one means by which this can be achieved.</p> <p>The Local Government and Housing Committee is carrying out a policy review on this issue.</p>
89	The National Assembly to continue to call for an end to the imposition of VAT on house repairs. Medium term. (TG3 Recommendation 10)	<p>Technical Services Branch - HCR Division</p> <p>This is not allowed under European Community legislation. General taxation is a matter for the UK Government. The National Assembly agreed a motion in plenary session on 2 November 1999 calling on the UK Government to equalise the rates of Value Added Tax on housing repairs with that on new buildings. The National Assembly's views have been conveyed to the Chancellor.</p>
90	The National Assembly should introduce a two tier tariff system for its Social Housing Grant. Short term. (TG3 Recommendation 11)	<p>Operations Branch 2 – HCR Division</p> <p>Accepted - work is in hand to implement this proposal in 2001-2002</p>
91	Within the Best Value framework, local authorities should be required to carry out a financial appraisal on options for future investment in its housing stock. Medium term. (TG3 Recommendation 12)	<p>Resources Branch/Housing Services Branch – HPF Division</p> <p>We consider there is a need to move forward quickly on the development of a more rigorous and structured planning regime for investment in the local authority stock. We intend, therefore, to consult shortly on the detail of introducing of local authority housing stock business plans from April 2002.</p>
92	A local authorities' process for attracting investment into its housing stock should incorporate an initial phase of community appraisal. Medium term. (TG3 Recommendation 13)	<p>Resources Branch – HPF Division</p> <p>Accepted. This recommendation has been incorporated into the draft stock transfer guidelines (see recommendation 94).</p>
93	Where stock transfer is the favoured approach, this should be consistent with the "Community Ownership" model. Short term. (TG3 Recommendation 14)	<p>Resources Branch – HPF Division</p> <p>Detailed guidance on stock transfer is to be set out in the Stock Transfer Guidelines which will be issued early in 2001.</p>

94	The National Assembly should produce a Tenants Stock Transfer Charter. Short term. (TG3 Recommendation 15)	Housing Services Branch – HPF Division A Tenants Stock Transfer Charter is being developed in consultation with the Tenant Participation Advisory Service Cymru, the Welsh Tenants' Federation, the Welsh Federation of Housing Associations, the Welsh Local Government Association and the Chartered Institute of Housing for inclusion in the overall stock transfer guidelines which will be issued early in 2001.
95	The National Assembly should produce Stakeholders Guidelines to take account of circumstances and needs of people and organisations on whom stock transfer impacts. Short term. (TG3 Recommendation 16)	Resources Branch – HPF Division The draft stock transfer guidelines make it clear that account should be taken of stakeholders needs and circumstances.
96	The National Assembly should produce a statement of criteria against which stock transfer tenants advisers should be judged. Short term. (TG3 Recommendation 17)	Housing Services Branch – HPF Division Accepted. Work on developing criteria for Tenants Advisers in consultation with Tenant Participation Advisory Service Cymru and the Welsh Tenants' Federation is underway.
97	The National Assembly should amend its guidance to clarify the position where a tenants' group still holding secure tenancies has served a notice to manage under the 1994 regulations prior to a transfer ballot taking place. Medium term. (TG3 Recommendation 18)	Resources Branch/Housing Services Branch – HPF Division Accepted. This recommendation has been incorporated into the draft stock transfer guidelines.
98	The National Assembly should support "community ownership" models that have group structures within which Tenant Management Organisations can be incorporated. Short term. (TG3 Recommendation 19)	Resources Branch/ Housing Services Branch – HPF Division Our proposed stock transfer guidelines make clear that transferring landlords may use contractual rights to offer tenants the right to establish a tenant management organisation. However, it is not appropriate to give preferential support to transfers that incorporate this contractual right. Rather, transfers will be considered on their wider merits.
99	The National Assembly should support a conference to take forward the debate on "securing additional investment" for council house stock, looking at all the options. Short term. (TG3 Recommendation 20)	Resources Branch – HPF Division This will be considered following the conclusions of the Local Government and Housing Committee policy review.
100	For local authorities considering transfer of all or some of their stock, the National Assembly should formally remind them about their statutory responsibilities to maintain stock in the period between initial proposals being drawn up and transfer taking place. Short term. (TG3 Recommendation 21)	Resources Branch – HPF Division Accepted. This will be incorporated into the stock transfer guidelines.

101	The National Assembly should commission primary research into the outcomes of stock transfer schemes taken place in Wales and secondary research into the English and Scottish experience. Medium term. (TG3 Recommendation 22)	Supported Housing and Information Branch - HCR Division To be considered following the Local Government and Housing Committee policy review.
	Changing demand	
102	The National Assembly should consider the outcome of current research (The Changing Demand for Social Housing: Tenants' views of Public Rented Housing) and develop appropriate policy responses. Short term. (TG3 Recommendation 23)	Supported Housing and Information Branch - HCR Division Accepted - research findings and appropriate response will be presented in due course. Final report due late 2000
103	The National Assembly should pilot "Do It Yourself Housing for Rent" schemes which enable individuals to find housing that suits their needs which registered social landlords can purchase and rent to the individual. Medium term. (TG3 Recommendation 24)	Branch 2 – HCR Division There are potential difficulties inherent in the implementation of this proposal. We have no plans to pursue in the short term.
	Promoting safe neighbourhoods	
104	The National Assembly should encourage housing providers to work in partnership with mediation services to tackle anti-social behaviour and neighbour nuisance. Short term. (TG3 Recommendation 25)	Housing Services Branch – HPF Division We will be bringing together the key agencies to discuss ways in which mediation services can work in partnership with social housing providers. This will complement our support of good practice projects and dissemination of recent research.
105	The National Assembly should carry out research into the effectiveness of introductory tenancies in Wales for landlords and tenants. Medium term. (TG3 Recommendation 26)	Supported Housing and Information Branch - HCR Division Housing Research Advisory Panel considered this recommendation at its inaugural meeting in July 2000. Agreed that Housing Performance and Finance Division will carry out a review as a Topic Audit in 2001-02.
	Allocation of social housing	
106	The National Assembly should facilitate wide-ranging and detailed consideration of the allocations issues and proposals set out in this report and in the forthcoming Housing Green Paper. Short term (TG3 Recommendation 27)	Housing Services Branch – HPF Division We will be consulting widely on the need to take account of Welsh social, cultural, language and sustainability issues in the framing of new allocations legislation and subsequent guidance.

107	The National Assembly should continue to encourage, and where necessary provide financial support, for specific initiatives which help individuals to sustain their tenancies. Short term. (TG3 Recommendation 28)	Housing Services Branch – HPF Division <p>We encourage and provide financial support via Supported Housing Revenue Grant, for specific initiatives which help individuals sustain their tenancies. Wider community initiatives are, supported through "Sustaining Communities" and "People in Communities" programs. Credit Unions and Loan Funds are being promoted through Welsh European Funding Office, and recycling schemes through Environment Division.</p> <p>We are establishing the framework for supporting people in the community through its "supporting people" proposals.</p>
108	National Assembly consideration of allocation proposals in the Green Paper should encompass research on the use and impact of alternative and existing approaches to letting. Short term. (TG3 Recommendation 29)	Supported Housing and Information Branch - HCR Division <p>Housing Research Advisory Panel considered this recommendation at its inaugural meeting in July 2000.</p> <p>Agreed that Housing Performance and Finance Division will carry out this review internally in 2001-02.</p>
	Affordability	
109 110	<p>The National Assembly should encourage local authorities to achieve a consistent rent structure that delivers rent levels which are more closely related to property type and standard. Short term. (TG3 Recommendation 30)</p> <p>The National Assembly should recognise and promote the view that any measure of affordability needs to be broader than just rents. Short term. Short term. (TG3 Recommendation 31)</p>	Finance and Management Branch/Resources Branch – HPF Division <p>We recognise the important connections between social housing rent levels and tackling social disadvantage. We will aim to:</p> <ul style="list-style-type: none"> • work in partnership with local authorities to achieve fair and transparent rent systems which deliver affordable rents; • regulate registered social landlord rents to achieve levels which are affordable, whilst enabling registered social landlords to be financially viable and deliver a good standard of service; • compare differences between the rent levels of local authorities and registered social landlords, and seek to address unjustifiable differences. <p>From April 2001 we will work in partnership with local authorities and registered social landlords to enable all Welsh social landlords to put in place long-term schemes to periodically review their rent levels, and where major inconsistencies are widespread, to restructure their rent systems. In support of this task, a project will be established to:</p> <ul style="list-style-type: none"> • carry out research into actual social housing rent levels (and associated costs) in Wales; and • produce guidance on local rent policies and, should business plans be introduced, to consider their potential for incorporation, and also their links to Best Value.
	Tenant participation	
111	The National Assembly should encourage authorities to develop compacts in an innovative way to ensure that all tenant views are adequately represented. Short term. (TG3 Recommendation 32)	Housing Services Branch – HPF Division <p>We issued guidance in February 2000 to local authorities and registered social landlords encouraging them to develop compacts which ensure all tenant views are adequately represented. Developing compacts in an innovative way is one of the criteria we use to assess bids to fund compacts.</p>

112	The National Assembly should closely monitor the implementation of compacts, and carry out a full review by 2003. Long term. (TG3 Recommendation 33)	Housing Services Branch - HPF Division We are committed to monitoring the implementation of compacts, including providing support for an annual dialogue across Wales between local authorities, registered social landlords and tenant organisations. A full review will be carried out by 2003.
113	The National Assembly should explore the production of guidance to ensure a consistent approach by local authorities and registered social landlords to recognition of tenants' federations, local tenant associations, tenant forums and panels and key tenant representatives. Long term. (TG3 Recommendation 34)	Housing Services Branch - HPF Division The Welsh Tenants' Federation and Tenant Participation Advisory Service Cymru have been asked to propose criteria for our consideration in Spring 2001.
114	The National Assembly should issue guidance to registered social landlords (after consultation) on the options for community/tenant representation on management boards. Medium term. (TG3 Recommendation 35)	Housing Services Branch/Finance Management Branch - HPF Division Guidance issued under Tai Cymru circular 16/98 will be reviewed.
115	The National Assembly should commission research to find out the numbers of former public sector landlord properties in Wales, and the extent to which policies and guidance on housing management impacts on these. Short term. (TG3 Recommendation 36)	Supported Housing and Information Branch - HCR Division To be considered by Housing Research Advisory Panel.
116	The National Assembly should introduce an "Empowerment Grant" with a ceiling of around £3,000 to enable communities to investigate 'Community Involvement in Housing Management'. Medium term. (TG3 Recommendation 37)	Housing Services Branch - HPF Division We are exploring how best this recommendation could be implemented for the 2001-2002 financial year.
117	The National Assembly should put in place mechanisms to increase awareness raising about tenant management organisations in Wales. Medium term. (TG3 Recommendation 38)	Housing Services Branch - HPF Division We will be issuing guidance on Tenant Participation in Wales. The Tenant Participation Advisory Service Cymru is preparing an advice pack on tenant management options.

118	<p>The National Assembly should make the following changes to the "Right to Manage" process:</p> <ul style="list-style-type: none"> ● introduce a "Pre-initial Feasibility Study" (awareness-raising stage) to ensure that tenants' groups have the competence to run a tenant association and will be able to develop to take on initial feasibility and a development programme; ● tenants should be able to choose the agent without influence from the local authority provided the agency is part of a select list approved by the National Assembly. (TG3 Recommendation 39) 	<p>Housing Services Branch - HPF Division</p> <ul style="list-style-type: none"> ● Tenant empowerment grants will seek to: ensure that tenants' groups have the competence to run a tenant association; and measure their potential to take on initial feasibility and a development programme. ● We will review the current procedures for choosing agents, by the end of 2000-2001.
119	<p>The National Assembly should issue guidance to social housing providers covering schemes involving demolition, major refurbishment and relocation. That guidance should include the following elements:</p> <ul style="list-style-type: none"> ● before a scheme commences, all elderly and vulnerable households affected should be identified (during an "open review" with residents). With their prior consent, an assessment of their health and social circumstances, and housing preferences, should be carried out; ● in cases where households state a preference to remain in their current home, and where there is evidence that their mental and/or physical health might be adversely affected if they were forced to move, then every reasonable effort should be made to: let that household remain in their current home; and cause them minimum disruption during the clearance process; ● all households affected by a scheme should be given clear and independent information on timings (e.g. scheme start and finish dates) and details of the properties that they will be moved or decanted to; 	<p>Housing Services Branch - HPF Division</p> <p>Allowing individuals to opt out of clearance might jeopardize the use of compulsory purchase order powers to complete site assembly. Statute already provides for market value based compensation together with payments for home loss and disturbance. Guidance could urge social housing providers to take a similar approach with residents involved in voluntary transfer or sale.</p> <p>It will not always be possible to provide clear information on timing until a late stage as this will be dependent on factors such as confirmation of funding, registration, and completion of compulsory purchase procedures.</p> <p>There could potentially be conflict with our policies to support stock transfer where they involve major renewal and a significant number of households prefer "to stay put".</p> <p>The welfare of tenants and residents affected by demolition / refurbishment schemes is essentially a matter for the landlords involved. For council housing, responsibility principally falls to Housing and Social Services Departments. Where tenants and residents have complaints about the conduct of the council, these can be addressed to the Local Government Ombudsman.</p> <p>For registered social landlords, residents can address their complaints to us as we have the power to intervene in administration where this is considered necessary.</p> <p>We are keen to promote developmental good practice guidance in this area via the 2001-2002 S16/87 grant programme.</p>

	<ul style="list-style-type: none"> ● safeguards should be put in place to ensure that properties earmarked for demolition are properly maintained while tenants remain living in them; ● affected households should be adequately compensated if they are forced to lose their home or if they suffer as a result of decanting delays/errors, inconvenient building work, or poor maintenance in the period leading up to their move. (TG3 Recommendation 40) 	
120	The National Assembly should investigate the outcomes of social housing clearance programmes that have taken place in Wales over the last 30 years, and commission secondary research into the English and Scottish experience. Medium term. (TG3 Recommendation 41)	Supported Housing and Information Branch - HCR Division To be considered by Housing Research Advisory Panel.
	Local authority and registered social landlord performance	
121	The National Assembly should continue to set Best Value common performance measures for local authorities and registered social landlords to enable housing applicants to make more informed choices. Such indicators should be developed in a Welsh context. Medium term. (TG3 Recommendation 42)	Housing Services Branch – HPF Division A sub-group of the existing Best Value in Housing Working Group has been established to consider this specific issue over the next 18 months.
122 123	<p>Opportunities for local authorities benchmarking their performance with registered social landlords should continue to be supported. Medium term. (TG3 Recommendation 43)</p> <p>The National Assembly should monitor the outcomes of the Chartered Institute of Housing's Benchmarking Club to consider the effectiveness of the "Housemark" benchmarking tool. Medium term (TG3 Recommendation 44)</p>	Housing Services Branch – HPF Division We funded the Chartered Institute of Housing to undertake work, benchmarking the performance of local authorities and registered social landlords, to enable better comparisons of performance and good practice in 1999-2000. We will monitor and review "Housemark". The results will be disseminated across Wales.
124	The National Assembly should examine the Welsh registered social landlord stock-holding rationalisation exercise carried out in 1996 to evaluate whether this exercise should now be completed. Long term. (TG3 Recommendation 45)	Finance and Management Branch – HPF Division This exercise has been completed and the desired outcome, agreed at the time, has been achieved. Registered social landlords are now best placed to decide on stock ownership matters.

	Homelessness	
125	A national homelessness strategy should be developed led by an understanding of the broad context of homeless and the principle of affording homeless people a voice in the development and delivery of services and their housing outcomes and goes beyond the boundaries of linear thinking so that housing needs are not artificially compartmentalised from other needs. Short term. (TG4 Recommendation 1)	<p>Supported Housing and Information Branch - HCR Division</p> <p>We are supporting local authorities to develop local homelessness strategies, which are recognised as the key to tackling homelessness. A national homelessness strategy would not add value to that process. In addition, we will be providing statutory guidance to authorities on "Supporting People", which will be clear about the need to not compartmentalise housing needs. Indeed, the Social Housing Revenue Grant specifications already incorporate a wider approach.</p> <p>However, we are establishing a Homelessness Commission on a task and finish basis to investigate wide issues of homelessness and rough sleeping including taking forward, where appropriate, the recommendations of "Rough Sleeping in Wales" (the Bevan Report).</p>
126	The National Assembly should lobby for the development of relevant primary legislation to enable the fuller implementation of the homelessness strategy, ensuring that all primary legislation is framed in such a way that as much as possible is devolved so as to be determinable by the National Assembly. Medium – long term. (TG4 Recommendation 2)	<p>Supported Housing and Information Branch - HCR Division</p> <p>The issue does not arise in the absence of a national strategy. However, we would want to ensure that primary legislation provides the maximum scope for National Assembly secondary legislation.</p>
127	More reliable and accurate methods need to be developed in measuring the number of people who experience homelessness, as well as the cause of homelessness. In particular improvements in the collection of statutory homelessness figures to include all households who approach local authorities. In addition a uniform methodology to assess rough sleeping across Wales needs to be agreed. Short term. (TG4 Recommendation 3)	<p>Statistical Directorate</p> <p>We collect information about homelessness cases dealt with by local authorities. Proposals will shortly be put to local authorities to collect information about the number of households that approach authorities; and, at the same time, to collect information about the numbers of different types of household dealt with by authorities. The 2001 Census will produce an estimate of the numbers sleeping rough on Census night using a uniform approach across Wales.</p>
128	Research into the extent, causes and responses to rural homelessness should be undertaken. Medium term. (TG4 Recommendation 4)	<p>Supported Housing and Information Branch - HCR Division</p> <p>We agree that better information on rural homelessness would be helpful in developing better local strategic approaches. Authorities should ensure that appropriate research is undertaken. The role of the National Assembly in such research will be considered by the Housing Research Advisory Panel.</p>

129	Local authorities should be encouraged to take a corporate and multi-agency approach to preventing homelessness that recognises its multi-factorial and cross cutting nature and which defines homelessness as wider than only a 'bricks and mortar' response. Short term. (TG4 Recommendation 5)	<p>Supported Housing and Information Branch – HCR Division</p> <p>We expect and encourage authorities to develop local homelessness strategies, and have provided funding for them, as well as guidance. It is fundamental that these are multi-agency and multi-disciplinary - and also user orientated.</p> <p>This will be examined in detail by the Homelessness Commission.</p>
130	The National Assembly, working in partnership with local authorities and voluntary organisations, should agree an implementation timetable to carry through the recommendations of the Rough Sleeping in Wales report. Short term. (TG4 Recommendation 6)	<p>Supported Housing and Information Branch – HCR Division</p> <p>We have already decided to extend the categories of homeless people who are in priority need of accommodation by secondary legislation. The Health and Wellbeing Policy Board considered the health recommendations in October 2000 and agreed to our recommendation to commission good practice guidance for health authorities, NHS Trusts and social services departments on access to health and social services for rough sleepers and the homeless. The other recommendations will be the subject of advice to the Housing Minister before the end of the financial year.</p> <p>We will encourage all local authorities in Wales to develop a homelessness strategy with a designated homelessness co-ordinator. We will introduce legislation extending the categories of people recognised to be in need of priority housing ensuring the provision of appropriate needs assessment and tenancy support. We will increase funding to local authorities by £3m over the next three years to meet the costs of such support.</p> <p>The Homelessness Commission will also be considering this further.</p>
131	The Welsh Housing Advice Audit conclusions and recommendations should be included in the development of local homelessness strategies. Short term. (TG4 Recommendation 7)	<p>Supported Housing and Information Branch – HCR Division</p> <p>When the audit report is available its conclusions and recommendations will form part of guidance to local authorities.</p> <p>The Homelessness Commission will also be considering this further.</p>
132	Extend and develop the work of the National Assembly Relationship Breakdown Task group. Short term. (TG4 Recommendation 8)	<p>Housing Services Branch – HPF Division</p> <p>We await the final report of the task group. Meanwhile, we have promoted the work of the group to date as good practice to all social landlords which should be incorporated into mainstream activity.</p>
133	Implement the recommendations of the Department of the Environment Transport and the Regions report 'Living without Fear'. Short term. (TG4 Recommendation 9)	<p>Crime Reduction Unit</p> <p>We will implement those parts of the report for which we have responsibility. The relevant measures are those set out in Annex 1 to the report, where we are specified as a partner for implementation purposes. Implementation, in some cases, may require a co-ordinated effort by several National Assembly Divisions. Discussions are taking place on better ways to co-ordinate National Assembly policy on domestic violence and violence against women. Future policy on domestic violence and violence against women will depend on prioritisation within budgeting decisions.</p>

134	Ensure that information on relevant services is readily and widely available directly to supportive organisations and to people experiencing homelessness, and that agencies work with and refer-on to specialist services. Short term. (TG4 Recommendation 10)	Supported Housing and Information Branch – HCR Division <p>The Health and Wellbeing Policy Board considered this issue in October 2000 and agreed to our recommendation to commission good practice guidance for health authorities, NHS Trusts and social services departments on access to health and social services for rough sleepers and the homeless.</p>
135	Research should be undertaken into the need for the expansion of current service provision to prevent homelessness and support homeless people e.g. women's refuges, outreach, floating support, information services. Short – medium term. (TG4 Recommendation 11)	Supported Housing and Information Branch - HCR Division/Children and Families Division <p>To be considered by Housing Research Advisory Panel and also the Homelessness Commission.</p>
136	Measures should be implemented to ensure the co-ordination of existing services – effective help at the right time being essential and could save lives. Short term. (TG4 Recommendation 12)	Supported Housing and Information Branch – HCR Division <p>It is essential that local strategies ensure a joined up approach to service delivery by both statutory and voluntary agencies. We are funding authorities to develop better local strategic approaches to homelessness and preventing homelessness.</p> <p>To be looked at in detail by the Homelessness Commission.</p>
137	Consideration should be given to piloting individual housing plans for homeless people in Wales. Short term. (TG4 Recommendation 13)	Supported Housing and Information Branch – HCR Division <p>Individual housing plans are one potential measure in helping to tackle homelessness in Wales. They must be linked to local authority strategic approaches to local problems, but must take account of the wider picture and recognise that prevention and support go much wider than housing. We will monitor the development of local strategies and the extent to which individual planning is used. The Supported Housing Revenue Grant specifications already ensure individual plans for those accommodated in registered social landlord projects, and this is accepted good practice.</p> <p>To be looked at in detail by the Homelessness Commission.</p>
138	The National Assembly should consider including young people, care leavers, people sleeping rough and people fleeing from violence and harassment as priority groups. Medium term. (TG4 Recommendation 14)	Supported Housing and Information Branch – HCR Division <p>We have already decided to use secondary legislation to include these groups.</p>
139	A minimum standard homelessness strategy should be developed through consultation. Such a strategy should ensure flexibility in responding to local needs, but ensure that minimum safeguards and rights are maintained throughout Wales. Medium term. (TG4 Recommendation 15)	Supported Housing and Information Branch - HCR Division <p>We have provided guidance (in consultation) on the basic requirements of homelessness strategies. It is accepted, however, that this will need further development, and this will be done as part of the remit of the Homelessness Commission.</p>

140	The Code of Guidance to the Housing Act be included in Best Value assessments. Short term. (TG4 Recommendation 16)	Housing Services Branch - HPF Division This is a matter for the Audit Commission.
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141	The development of national strategies/standards and the promotion/promulgation of best practice re. domestic violence and the needs of other minority groups e. g. relationship breakdown guide. Short term. (TG4 Recommendation 17)	Crime Reduction Unit We will implement those parts of the report for which we have responsibility. The relevant measures are those set out in Annex 1 to the report, where we are specified as a partner for implementation purposes. Implementation, in some cases, may require a co-ordinated effort by several National Assembly Divisions. Discussions are taking place on better ways to co-ordinate National Assembly policy on domestic violence and violence against women. Future policy on domestic violence and violence against women will depend on prioritisation within budgeting decisions. We are presently assessing Scottish Executive policy in these areas to see if similar action would be feasible in Wales. There would be significant resource implications however in terms of staff and programme expenditure.
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	Housing care and support	
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142	Promote a more diverse range of accommodation to facilitate independent living for all. For example, to promote the alternative models of care for older people put forward by the Royal Commission on Long Term Care for Older People with housing and care providers and to incorporate them into National Assembly guidelines for provision. Short term. (TG4 Recommendation 18)	Social Care Policy Division The Government's response to the Royal Commission on Long Term Care of the elderly is being considered in the context of the development of a broad and comprehensive strategy for elderly people in need of long term health and social care in Wales.
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143	Correct current funding arrangements which appear to favour residential care and not independent living such as the different funding for registered and non-registered accommodation. Short term. (TG4 Recommendation 19)	Social Care Policy Division Will be implemented through work already proposed or underway, including: the development of a broad and comprehensive strategy for elderly people in need of long term health and social care; guidance on non-residential charging; phased introduction of new flexibilities encouraging collaboration between health and social services; Strategy for Carers in Wales; extension of Direct Payments scheme to encompass people aged 65 and over (the Scheme will be kept under review to see if further changes may be desirable). Some of the linked issues will not be possible as they relate to non-devolved matters eg. the Independent Living Fund.
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144	To assist barrier-free housing and the promulgation of measures, including use of new technologies, to ensure: energy-efficient; safe and secure accommodation. Short term. (TG4 Recommendation 20)	Technical Services Branch – HCR Division This recommendation will be addressed in part by the review of Development Quality Requirements (see recommendation 80) & the promotion of Lifetime Homes (see recommendation 31). We will seek to promote further development of the barrier free concept on an ongoing basis.
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145	To promote the pooling and redeployment of savings in a "partnership for improvement" across the social security, housing and health sectors. Short term. (TG4 Recommendation 21)	<p>Social Care Policy Division</p> <p>This recommendation complements work already proposed. We are encouraging collaboration between health and social care. Consultation with partners on regulations and guidance is on-going. Phased introduction of the new flexibilities encouraging joint working between health and social services is being taken forward in collaboration with the Welsh Local Government Association, the National Health Service and the voluntary sector.</p>
146	Promote flexibility in the planning of community care policies to accommodate individual/special needs. Short term. (TG4 Recommendation 22)	<p>Social Care Policy Division/Social Services Inspectorate Wales</p> <p>Planning for social services functions is required by Section 46 of the NHS and Community Care Act 1990 and is underpinned by statutory guidance. There is a requirement for local authorities to consult widely in preparing Social Care Plans including with housing agencies and other bodies providing housing or community care services. We have commenced a review of the statutory guidance on Social Care Planning. Consultation on draft revised guidance will continue until the end of the year, with new statutory guidance to be issued next Spring. The draft revised guidance emphasises the importance of planning and providing responsive services to meet individuals needs and choices.</p> <p>Social Care Plans are expected to contain the social services department's intentions for purchasing and providing for the future years.</p> <p>When a person is referred to the social services department (or health authority) the result of the assessment may be a care plan (for the individual) which defines their assessed needs, and then states how those needs would be met.</p> <p>The sum of the individual care plans should contribute to the production of the Social Care Plan, as it should show what the overall needs are for the authority and its partners to provide or purchase. It should also help with the identification of unmet needs.</p>
147	Development of a pilot Disabled Persons Housing Service in Wales providing advocacy; information and as a facilitator for greater accessibility of service provision. Short term. (TG4 Recommendation 23)	<p>Housing Services Branch - HPF Division</p> <p>We agree with the principle and objectives of this recommendation. We will be considering this proposal in more detail and will consult with the key players with a view to implementing in the medium term.</p>
148	The development of an all-Wales accessible housing register, detailing adaptations or accessible houses. Partnership with estate agencies to develop the existing Cardiff based accessible housing register. Short term. (TG4 Recommendation 24)	<p>Operations Branch 1 – HCR Division</p> <p>It would be difficult, if not impossible, to maintain an accurate up-to-date register and it would be better addressed locally by individual local authorities.</p>
149	The promotion of lifetime homes standards across all tenures. Short term. (TG4 Recommendation 25)	<p>Technical Services Branch – HCR Division</p> <p>We have determined that lifetime homes will apply to all registered social landlord new-build housing from April 2001. Achieving results across other tenures without legislation could prove difficult unless the concept can be made more marketable. Our existing commitment to build social housing to Lifetime Homes standards will set an example to other sectors. We have no powers to require the private sector to implement the Lifetime Homes concept. As part of future review of Part M of the Building Regulations, we will press for the introduction of lifetime homes standards as a requirement for all housing.</p>

150	More co-ordinated services: regenerative town-centre development; mixed housing developments and integration with wider services like transport. Short term. (TG4 Recommendation 26)	National Strategy Branch - HCR Division We support this recommendation, which will add to our on-going consideration of how to create more integrated services.
151	To campaign for the removal of VAT for repairs to older properties. Short term. (TG4 Recommendation 27)	Technical Services Branch – HCR Division This is not allowed under European Community legislation. General taxation is a matter for the UK Government. The National Assembly agreed a motion in plenary session on 2 November 1999 calling on the UK Government to equalise the rates of Value Added Tax on housing repairs with that on new buildings. The National Assembly's views have been conveyed to the Chancellor.
152	Assisting low earners to maintain their homes in good repair. Short term. (TG4 Recommendation 28)	Operations Branch 1 – HCR Division Changes to private sector renewal policy will include measures to encourage owners to maintain their homes.
153	Enhancement of care based services like 'Care and Repair' delivering coordinated packages to support continued home independency for older people and disabled people. Short term. (TG4 Recommendation 29)	Operations Branch 1 – HCR Division Agreed and is already happening. We will be developing changes to private sector renewal policy . Proposals would build on existing legislation and activities. We are to discuss further with Care and Repair Cymru.
154	Fostering and the enhancement of agencies providing building work and preventative maintenance. Implementing innovative ways of encouraging and delivering these services e.g. community tool loan initiatives; repairs bus; partnerships with local tradespeople; and training initiatives with colleges and library services. Short term. (TG4 Recommendation 30)	Supported Housing and Information Branch – HCR Division We support this recommendation in principle and will give further consideration to how it might be implemented. We already encourage innovative community projects through the flexible sustainable communities programme.
	Supporting People	
155	Establish appropriate structures for the implementation of the new 'Supporting People' policy in 2003. Short term. (TG4 Recommendation 31)	Supported Housing and Information Branch – HCR Division We published the long term arrangements for supporting people in Wales in August 2000. The Wales External Reference Group has set up a task and finish group to draw up a project plan identifying the key issues for implementation to report to the External Reference Group in November 2000.
156	Establish robust consultative measures with key stakeholders to ensure effective implementation. Short term. (TG4 Recommendation 32)	Supported Housing and Information Branch – HCR Division The Wales External Reference Group comprises a wide range of statutory and voluntary representatives. In addition, consultation papers will issue on aspects of implementation - these will be identified and time-tabled in the project plan (referred to in 155 above).

157	Commission or conduct research necessary to inform the process of implementation. Short term. (TG4 Recommendation 33)	Supported Housing and Information Branch - HCR Division The research needs of Supporting People are being considered by the task and finish group referred to in recommendation 155 (above). A draft specification for research is being considered.
158	Ensure that specific and adequate funding is available for the administration costs required both by the National Assembly and by Local Government to enable implementation. Short term. (TG4 Recommendation 34)	Supported Housing and Information Branch – HCR Division This is included in our budget planning round from 2001 onwards.
159	Set in train deliberations on key policy issues to enable progress to be made on the detail of implementation. These key policy issues include: secure continuation funding for the disadvantaged in existing accommodation; administration processes and working arrangements; underpinning financial arrangements, the boundaries with other programmes; cross-authority arrangements; capital funding issues; means testing; quality and monitoring methods and measures. Short term. (TG4 Recommendation 35)	Supported Housing and Information Branch – HCR Division To be included in the project plan referred to in recommendation 155 above.
160 161	<p>The National Assembly develops mandatory regulations and authoritative guidance to ensure the policies and procedures, assessment and allocation, accountability and quality standards are consistent throughout Wales. Medium term. (TG4 Recommendation 36)</p> <p>The National Assembly establishes a clear framework for each local authority in Wales to prepare a local Supporting People Strategy enabling priorities to be identified, and funding to be allocated. Medium term. (TG4 Recommendation 37)</p>	Supported Housing and Information Branch – HCR Division To be included in the project plan (as appropriate) referred to in recommendation 155 above. The primary legislation - the Local Government Act 2000 - does not provide power of regulation to either the National Assembly or the Secretary of State in England. However, the Act does include for both the power to publish statutory guidance to local authorities.
162	The National Assembly identifies sources of additional funding to enable the vision of Supporting People for support to be made much more widely available than current funding allows. Long term. (TG4 Recommendation 38)	Supported Housing and Information Branch – HCR Division We published the long term arrangements for Wales in August 2000.

163	The National Assembly takes steps to ensure that the funding transferred to it from the Department of Social Security for support costs currently included in Housing Benefit is an adequate and fair share; and through consultation determines a method for identifying appropriate shares for local authorities in Wales. Long term. (TG4 Recommendation 39)	Supported Housing and Information Branch – HCR Division <p>We will negotiate the funding transfer with information from our own research and from the transitional housing benefit scheme. We will also establish, through consultation, the method for distributing the budget. The major decision on the long term arrangements for Wales has already been made.</p>
	Equal opportunities in access to housing	
164	The National Assembly develops an overarching strategic approach to promote compliance with legislation and best practice in all housing matters and activities, designed to ensure equality of opportunity for minority groups and disadvantaged households throughout Wales. Short term. (TG4 Recommendation 40)	Housing Services Branch – HPF Division <p>These recommendations are clearly consistent with our guiding theme of promoting equal opportunities, and relate to the targets and benchmarks in "Better Wales".</p> <p>We will aim to pursue these recommendations within our existing programme of work. The timescale for implementation will be medium term, as some of the recommendations will require a lengthy period of investigation/consultation/promotion and possibly significant additional resources.</p>
165	The National Assembly, in consultation with minority groups, vulnerable households and the range of relevant organisations who have knowledge and expertise relating to the needs of vulnerable households, undertakes an exercise to gain evidence to support informed development of policy, priorities, practice and provision. Short term. (TG4 Recommendation 41)	
166	That this evidence, inform by relevant equal opportunities and anti discriminatory legislation (such as, the Race Relations Act, Sex Discrimination Act, Disability Discrimination Act, Rehabilitation of Offenders Act, guidance of Commission for Racial Equality and Equal Opportunities Commission, European Directives and the Human Rights Act) is used to establish parameters of best practice and mechanisms for ensuring attitudinal change. Medium term. (TG4 Recommendation 42)	
167	The National Assembly audits current policies and practices to establish the current position of equality of opportunity in housing across Wales. Short term. (TG4 Recommendation 43)	
168	The National Assembly examine, and if necessary, seek to change, legislation and guidance to ensure the principles of equality of opportunity for disadvantaged households are included. Short term.	
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170	<p>(TG4 Recommendation 44)</p> <p>The National Assembly establishes a mechanism to ensure that all future developments in housing strategy, policy and provision in Wales should be subject to an assessment of their impact on equality of opportunity. Short term. (TG4 Recommendation 45)</p>	
171	<p>The National Assembly develop a methodology to assess impact on equality of opportunity in housing (akin to health or environmental impact assessments). Short term. (TG4 Recommendation 46)</p> <p>The National Assembly use these parameters as a basis for creating specific regulations, guidance and / or mechanisms as appropriate, to create an effective framework to allow active implementation of the General Principles. Short term. (TG4 Recommendation 47)</p>	
	Black Minority Ethnic housing needs	
172	<p>The National Assembly to reiterate its commitment to its black minority ethnic community and to flag up the need for change amongst housing providers. Short term. (TG4 Recommendation 48)</p>	<p>Housing Services Branch – HPF Division</p> <p>We have widely distributed the report "From the Margins to the Centre". A joint conference with the Commission for Racial Equality on Black Minority Ethnic housing needs was held in October 2000 where we launched a consultation exercise on the possible adoption of a Black Minority Ethnic Housing strategy for Wales.</p>
173	<p>The provision of funding to facilitate race awareness training to local authorities' housing committees and registered social landlords' committees/board members. Training to be provided to all staff, tenant groups and contractors. Tenants and private landlords to be encouraged to participate in training. Short term. (TG4 Recommendation 49)</p>	<p>Housing Services Branch – HPF Division</p> <p>Funding councillor/board member training is the responsibility of local authorities and registered social landlords.</p>
174	<p>The development of a regulatory regime for housing providers based on performance monitoring, and targets and fully integrated with the Best Value regime. Short term. (TG4 Recommendation 50)</p>	<p>Housing Services Branch – HPF Division</p> <p>Best Value is already in place for local authorities. We are having discussions with the Welsh Federation of Housing Associations regarding the application of Best Value to the regulatory regime.</p>

175	Earmarked funds to develop local initiatives and projects aimed at black minority ethnic groups for e.g. training; mentoring schemes for black staff; enhanced PATH scheme to improve access of black minority ethnic groups to senior positions in housing organisations; research etc. Short term. (TG4 Recommendation 51)	Housing Services Branch – HPF Division We will shortly be consulting on a black minority ethnic housing strategy, which will incorporate actions on these recommendations.
176	The development of a national black minority ethnic strategy and a duty on housing providers to develop their own local initiatives and strategies that promote the inclusion of the black minority ethnic community within mainstream housing service and delivery. Short term. (TG4 Recommendation 52)	
177	The acceptance in principle of a black-led housing association – although the mechanics and process for developing a Black housing association needs further consideration. Short term. (TG4 Recommendation 53)	Housing Services Branch – HPF Division We are supporting a project from a group which includes Cardiff registered social landlords, Race Equality First, All Wales Ethnic Minority Association and Black and Asian Women Stepout, for a feasibility study into the establishment of a black-led housing association in Wales.
178	Research to be commissioned in a range of areas where black minority ethnic communities face possible discrimination and disadvantage. This includes homelessness; independent housing advice agencies and advice services provided by the local authority through their homelessness section, tenancy relations department and environmental health services; domestic violence; mental health; and black minority ethnic people's access to the owner occupied; private and public rented sector. Short term. (TG4 Recommendation 54)	Supported Housing and Information Branch - HCR Division To be considered by Housing Research Advisory Panel, following discussions with the Commission for Racial Equality.
179	The provision of adequate resources (both financial and human), to ensure recruitment and training of staff and increased board member participation. Short – medium term. (TG4 Recommendation 55)	Housing Services Branch – HPF Division Staff training is the responsibility of local authorities and registered social landlords to address on an ongoing basis.
	Strategic and operational relationships with health services and social services	

180	<p>The National Assembly should review the different planning mechanisms which impact on the relationship between housing, health and social services in order to :</p> <ul style="list-style-type: none"> ● Rationalise arrangements and clarify how different mechanisms are intended to fit together; and ● Place more emphasis on the need for housing, health and social services to consult with each other and sign up to each other's planning targets and outcomes. Short term. (TG4 Recommendation 56) 	<p>Social Services Inspectorate Wales</p> <p>We will shortly issue Social Services Planning Guidance. This recommendation is very much in line with what is proposed in the guidance, which will promote a more integrated approach to Housing and Social Services strategy and planning. Both plans will clearly need to draw from and inform the new Community Strategies. This will then link with approaches being recommended for Social Services and Health (through their Health Improvement Programmes). Housing functions should be fully involved in the Local Health Alliance processes and via local government representation (usually through Social Services) on Local Health Groups (NHS sponsored) to assist with their planning functions.</p>
181	<p>Local authorities, in developing Health Alliances, should ensure they include strong representation from the NHS as well as local government's health, housing and social services. Short term. (TG4 Recommendation 57)</p>	<p>Health Promotion division</p> <p>Currently being addressed through the development of Local Health Alliances. Guidance to be worked up by March 2001.</p>
182	<p>The National Assembly should commission research particularly on the health and economic impact of housing initiatives and to identify possible savings within existing budgets which could be used to fund intervention that allows people to remain in their own homes and avoid hospital and institutional care. Short term. (TG4 Recommendation 58)</p>	<p>Supported Housing and Information Branch - HCR Division</p> <p>To be considered by Housing Research Advisory Panel.</p>
183	<p>The National Assembly should exploit the data available from the Welsh Health Survey to illustrate the relationship between health and housing and the effects of other variables measured within the survey. In addition, research methods should be developed which ensure the homeless or those otherwise excluded from GP lists are included. Short term. (TG4 Recommendation 59)</p>	<p>Supported Housing and Information Branch - HCR Division/Statistical Directorate</p> <p>Housing Research Advisory Panel considered this recommendation at its inaugural meeting in July 2000.</p> <p>This is being progressed by our Statistical Directorate.</p>
184	<p>The powers under the Health Act should be used to create greater consistency and co-ordination in the provision of equipment and adaptations across health, housing and social services in each local authority area. Medium term. (TG4 Recommendation 60)</p>	<p>Social Care Policy Division</p> <p>Section 31 of the Health Act 1999 gives local authorities and the health service permissive powers to work together to improve services for users and carers through pooled budgets and the delegation of functions through lead commissioning and integrated provision as well as to promote innovation in the way services are provided.</p>

185	Collection and dissemination of current best practice and innovative ways of working would encourage and stimulate local authorities and local NHS services to see the possibilities and develop new models for joint working. Short term. (TG4 Recommendation 61)	Primary and Community Health Division We are already promoting this approach across health and social services.
186	NHS Trusts should consider joint working with housing departments when assessing patients for hospital discharge. Short term. (TG4 Recommendation 62)	Primary and Community Health Division This recommendation is entirely consistent with National Assembly policy and indeed should happen now.
187	The National Assembly should examine methods for creating incentives to encourage the bringing together of health, housing and social services at a local level. Medium term. (TG4 Recommendation 63)	Children and Families Division Implementation through the Strategic Framework for Children and Young People due for consultation in autumn and implementation in Spring 2001. The Strategic Framework provides a context to link housing strategy and operational plans into local strategic planning framework.

188	The National Assembly, in partnership with local health groups and representatives of general practitioners and dentists in Wales, should consider methods for a contractual basis for primary care services for the homeless and for rough sleepers. Alternatively, this might be achieved through community trust provided services. Short term. (TG4 Recommendation 64)	Supported Housing and Information Branch – HCR Division The Health and Wellbeing Policy Board considered this issue in October 2000 and agreed to our recommendation to commission good practice guidance for health authorities, NHS Trusts and social services departments on access to health and social services for rough sleepers and the homeless. The Homelessness Commission will be looking at how this can be taken forward.
189	The National Assembly should in consideration of resource allocation models, develop methods for reflecting non-residentially based elements of authority populations. Medium term. (TG4 Recommendation 65)	NHSD Resource Allocation Review Team The NHS resource Allocation Review will consider this recommendation in detail and see whether homeless people can be taken into account in the resource allocation formula. The final report for consultation is expected to be completed by end of March 2001.
	Housing advice services	

190	Local housing advice strategies should be developed that recognise the need for a range of local interrelated services and the importance of independent and specialist housing advice agencies. Short term. (TG4 Recommendation 66)	Housing Services Branch – HPF Division Implementation of the recommendation will be considered alongside the outcome of Housing Advice Audit - due to be completed October 2000.
191	In developing such strategies, all local authorities in Wales should conduct an audit of housing advice services in their areas in accordance with the advice contained in the new Code of Guidance. Short term. (TG4 Recommendation 67)	
192	The Code of Guidance to the Housing Act 1996, which includes the development of local housing advice services, should be subject to the Best Value regime. Short term. (TG4 Recommendation 68)	Housing Services Branch – HPF Division This is a matter for the Audit Commission.
193	The National Assembly supports and seeks to implement the recommendations of the Welsh Housing Advice Audit. Short term. (TG4 Recommendation 69)	Housing Services Branch – HPF Division The recommendations of the Housing Advice Audit will be considered when available.
194	Local authority and registered social landlord staff should have increased training opportunities in order to improve access to basic housing advice. Short – medium term. (TG4 Recommendation 70)	Housing Services Branch – HPF Division Staff training is the responsibility of local authorities/registered social landlords on an ongoing basis.
195	Ways to increase housing information and advice to young people in schools, colleges and youth clubs in Wales should be reviewed and developed. Medium term. (TG4 Recommendation 71).	National Strategy Branch - HCR Division/ Policy Unit This recommendation is subject to discussion with relevant parts of the National Assembly. It complements recommendations of our Policy Unit's report "Extending Entitlement: supporting young people in Wales" which calls for accessible and comprehensive information and advice services for all young people in Wales.