

## **Community Housing Cymru Group response**

### **General principles of the Planning (Wales) Bill**

#### **1. About Us**

**The Community Housing Cymru Group (CHC Group)** is the representative body for housing associations and community mutuels in Wales, which are all not-for profit organisations. Our members provide over 155,000 homes and related housing services across Wales. In 2012/13, our members directly employed 8,000 people and spent over £1bn in the Welsh economy. Our members work closely with local government, third sector organisations and the Welsh Government to provide a range of services in communities across Wales.

#### **Our objectives are to:**

- Be the leading voice of the social housing sector.
- Promote the social housing sector in Wales.
- Promote the relief of financial hardship through the sector's provision of low cost social housing.
- Provide services, education, training, information, advice and support to members.
- Encourage and facilitate the provision, construction, improvement and management of low cost social housing by housing associations in Wales.

#### **Our vision is to be:**

- A dynamic, action-based advocate for the not-for-profit housing sector.
- A 'member centred' support provider, adding value to our members' activities by delivering the services and advice that they need in order to provide social housing, regeneration and care services.
- A knowledge-based social enterprise.

In 2010, CHC formed a group structure with Care & Repair Cymru and CREW Regeneration Wales in order to jointly champion not-for-profit housing, care and regeneration.

## CHC general comments

CHC welcomes the overall principles of the new Planning Bill. CHC believes that there is potential in the bill to allow for a more efficient and accountable planning framework.

CHC believes that it is important as to how these changes will be implemented in practice. CHC thinks that it is important to consider the bill in light of potential merging of planning across LA regions and any impacts this may have on housing. For example, consideration of the inter-relationships between the different tiers of plans and how these will relate to potential proposed future local government merger plans? There could be uncertainty in terms of the national parks planning status and in this situation there could be an issue with housing policies within adopted LDP's being stuck until the 5 year review is implemented i.e. the housing authority having two LDP's in their region.

A further question CHC would ask is how will committees be standardised and whether this will lead to more consistent decision making by council members?

**Community Housing Cymru Group**  
**07/11/14**