

Easy Read



# Our plans for housing in Caerphilly

## What we want to do to improve housing in Caerphilly

This document was written by the **Caerphilly County Borough Council and its partners**. It is an easy read version of 'Our Agenda for Change 2021 - 2026'.

**August 2023**

# How to use this document



This is an easy read document. But you may still need support to read it. Ask someone you know to help you.



Words in **bold blue writing** may be hard to understand. You can check what the words in blue mean on **page 31**.

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# Housing in the future for Caerphilly County Borough



In this document we will call Caerphilly County Borough Council – **Caerphilly CBC**.



These are our plans for housing in Caerphilly up to 2026.



We want the new homes we build to give people choices and to be good quality.



New homes will be **energy efficient**. This means using less energy to do things like heat and light your home.



We will also make changes to the houses we already own, and make sure they are safe, warm and **accessible**.

**Accessible** means something can be used by everyone. For example, having light switches at a lower height so that people in wheelchairs can reach them.



We want to make sure there are homes that people can afford to live in, whether they rent or buy them.



We will make sure there is accommodation for people with different needs. For example:

- People who are homeless
- People at risk of being homeless
- People with other needs

## We have 5 big goals. They are:



**1. Creating better choices** - this is about making sure people come first and we meet their needs. Also, that people are treated equally and fairly.



**2. Creating great places to live** - We want to make sure our homes are better for the environment. Also that our homes and communities are good places to live.



**3. Create healthy homes and communities** - We want to support and advise people on how to improve their health and homes. We will also work with private landlords to help improve the quality of their houses.



**4. Delivering new homes** - We want to build new homes and support other builders to build new homes.



**5. Supporting Specialist Housing Needs** - this means making sure there are the right homes for people with extra needs.

To achieve these 5 goals we want to make sure we also work with these 3 ideas:



1. **Sustainable development** - This is about making things that will last for a long time.



2. **Health and wellbeing**

**Well-being** means a person is happy, healthy and is comfortable with their life and what they do.



3. **Equality, diversity and inclusion** – this means making sure people are treated equally, fairly, and finding out what people want.

**Equality** means treating people fairly and making sure they have the same chances in life.

**Diversity** means people are not all the same. For example, people come from different backgrounds, make different choices or are good at different things.

**Inclusion** means everyone can take part, and everyone has a fair chance.

# Creating better choices

We want people to have good quality homes whether they are renting or buying a home. These are some of our plans:

## Support for people who want to buy a home



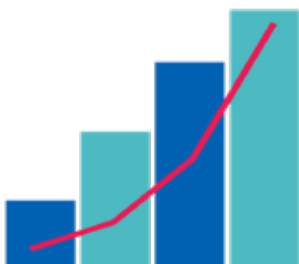
We want to support people who would like to buy a home.



We will do this through offering support to buy homes built by the council.



This will be for first time buyers, people who don't earn a lot of money and people in certain jobs.



We would like more people to live in the north part of Caerphilly borough. We will find ways to help people think about this.



## Support for people who own their own home



We want to support people who may need to move but can't. For example, because they need a bigger house but cannot afford it.



# Support for people who rent in the private-rented sector



Many people live in privately rented homes.



We know that many of the houses need to be better quality.



We will continue to be part of **Rent Smart Wales** – this is an organisation that supports private landlords to follow housing laws.



We will keep working with landlords and also keep making sure they improve their properties when they need to.



We will make a new part to our website that will support people who rent from private landlords.

# Support for people who live in social housing



**Social housing** is housing owned by the council or a housing association. The people who run social housing are called **social landlords**. For example, the Council, Pobl, United Welsh, Cadwyn and others.



About 2 out of 10 people from Caerphilly live in **social housing**.



We need more homes. We need more 1 bedroom homes and 4 bedroom homes.



We have too many 3 bedroom homes.



We could make changes to these so they become 4 bedrooms.



Or we could think about selling them to first time buyers or people who need a bigger home.



We want to make sure that all social housing is managed well and to the same high standards.



The council are also going to do lots more work to our online services to help manage housing issues well.

# Older people in Caerphilly



More people are living longer.



Most people stay in their own home as they get older. But some people will want or need to move.



Some people will need extra care and support.



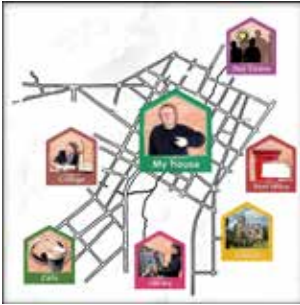
Support needs to be available for people to be able to stay in their own homes.



Also, other choices need to be available for people who need to move.

# Creating great places to live

**We want people to have great places to live.**



We want areas to have good schools and good health services.



We want them to have good transport, good leisure services and good housing.



We know that some parts of Caerphilly county borough need to be improved and we need to spend money on them:



For example, there are a lot of differences between the north part of the county and the south part.



We want all of Caerphilly to be a good place to live.



This is not just about housing but supporting local businesses and creating new jobs.



We think that the improvements being made to transport in the area will help Caerphilly.



Houses cost different amounts depending on the area of Caerphilly county borough.



We need to make sure there is enough choice for housing across Caerphilly.



This includes types of housing and cost of housing.



We don't think there are enough housing options for younger people in Caerphilly county borough and we need to change this.





## Town centres



The way people live has changed a lot since COVID-19.



We need to make sure our town centres are designed to meet people's needs and the ways in which we live.



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Llywodraeth Cymru  
Welsh Government

The Welsh Government has given a lot of money to help Caerphilly town centre develop.



We think it is important to have more housing within town centres.

# Supporting good homes and areas



We need to work with local communities to make sure we create places that people want to live in.

The kind of things that could be important are:



- Make sure there are good services.



- Make sure there are parks and green spaces.



- Make sure transport is good.

- Make sure areas have low air pollution.



- Make sure people feel connected to others.

## The environment



The council is going to be **net-zero** by 2030.



This will change how we do things like build homes and the methods we use will change a lot.



# Creating homes and communities

Safe, warm and secure housing is really important for our **well-being**.

## Caerphilly Cares



Caerphilly Cares is the name for plans about how Caerphilly CBC wants to work.



It means giving people the right support early on. Now, most people get help from services when issues get really bad.



The council should do more to help people improve their lives and **well-being**.



It should also be easier to get hold of various services, such as through 1 contact point.



We will support this service and help people to get the help they need. For example, access to advice about debt.



We are also going to provide more support to people living in private houses.



For example, loans or grants to make homes warm, safe and secure.



When it comes to being **net-zero** it is much harder to do on existing homes than building from new.



We must try to make homes better at using energy. This is not only good for the environment but can reduce costs for people too.



We will give support and advice to people about saving energy who live in private homes.



We will also be spending many millions of pounds on council owned houses to make them use less energy.



When we build new homes, we will also think about lots of important issues that can affect people's health and **well-being**. For example:

- Natural light
- The size of a home
- How warm it is
- The community
- Noise
- Local services.

# Anti-social behaviour



**Anti-social behaviour** is when someone's behaviour causes problems for others around them. For example, someone making a lot of noise at night in the street.



**Anti-social behaviour** can have a big effect on someone's life and their health and **well-being**.



We are going to do more to help stop **anti-social behaviour** and support those affected by. This includes trying to help those who cause it.

# Delivering new homes

We need to make sure Caerphilly county borough has enough homes.



They should be suitable for people's needs, they should be nice and they should be affordable.



These things can be hard to achieve. So, we must think about how to do things.



We have a plan to help us achieve this and will bring out another plan in 2024.



We will work with **social landlords** to think about where to build new homes and how to build them in the best way.





We also want to work with them more closely, so we can all deliver the best services.



We will look at reducing the buildings owned by the Council. This will mean there will be more room to build houses.



We are putting together a plan for Caerphilly Homes to build 400 new homes.



We are also going to spend a lot of money trying to bring empty homes back into use.



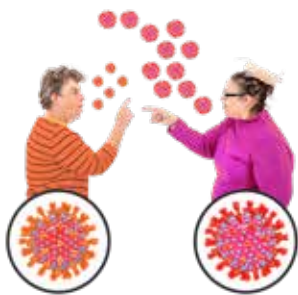
This will include lending people money to do this.



We want to help make sure we create new local jobs and training through our work of building homes.

# Supporting Specialist Housing Needs

**We want to make sure people have the housing that they need. The people of Caerphilly county borough must come first.**



COVID-19 has shown us that people are not treated fairly and some groups of people have been affected much more than other groups.



For example, a lot more people are sleeping on the streets. This means we need more homes to support them.



We also need to make sure that people get the support they need with their housing. Some people need support to help them be independent.



We want to support people to remain living in their own homes and avoiding people having to be in hospital when they don't need to be.



For example, by making sure they are **accessible**.



We want to make sure carers in Caerphilly county borough get to have a break. So we are building a **Respite Centre** in Pontllanfraith.



This will be a place where people can be cared for on a short-term basis.

# Housing for people with extra needs



We will be working with other organisations to find out what kind of housing is needed in the area for people with extra needs.



We want people to live in their own homes and with who they want to live with.



We want there to be more choices for people.



We need to look at the housing we have for people with extra needs and make sure it is being used in the best ways.



We want to develop better supported housing schemes for people with learning disabilities, mental health issues and other support needs.



We need to provide better support for homeless people and work on a new scheme called **Rapid Rehousing**. This makes sure homeless people get the housing they need, quicker.



We need to plan for people who may become homeless in the future.



For example, we know that there are many people who don't have enough money and food and bills are costing more money.



We need to help more people early on before they become homeless and help to stop it.



We must also learn more about the needs of homeless people and why some people sleep on the streets and give them the support they need.

## Gypsy, Roma and Traveller sites



**Gypsy, Roma and Traveller** people move from place to place rather than living in a house.



We have no plans at the moment to make a permanent site for this group of people because they tend to pass through the area.



# Hard words

## Accessible

This means something can be used by everyone. For example, having light switches at a lower height so that people in wheelchairs can reach them.

## Anti-social behaviour

This is when someone's behaviour causes problems for others around them. For example, someone making a lot of noise at night in the street.

## Diversity

Diversity means people are not all the same. For example, people come from different backgrounds, make different choices or are good at different things.

## Equality

Equality means treating people fairly and making sure they have the same chances in life.

## Inclusion

Inclusion means everyone can take part, and everyone has a fair chance.

## Social housing

This is housing owned by the council or a housing association. The people who run social housing are called social landlords.

For example, the Council, Pobl, United Welsh, Cadwyn and others.

## Well-being

Well-being means a person is happy, healthy and is comfortable with their life and what they do.

