

Moray Local Housing Strategy 2013 – 2018 Consultation

Moray Council and its partners have been developing a new Local Housing Strategy (LHS). The aim of the LHS is to make sure there is enough housing, of the right size and type, of good quality and in the right places, to meet the needs of local households.

Extensive consultation has been carried out with stakeholders and partners throughout the LHS development period, particularly with community care colleagues, development planning colleagues, local RSLs and Housing Strategy Group members. These discussions have resulted in a high level of correlation between the outcomes of the draft LHS and those of the Moray Local Development Plan 2013-2018 and the Moray Joint Commissioning Strategy for Older People 2012-2022.

A public consultation was launched on 14 January 2013. This took the form of a questionnaire to be completed anonymously, either online via the Council's website, via the Council's Facebook page, Twitter, or by using a paper questionnaire available at Access Points, via the Contact Centre, or to download from the website. For each LHS action, the questionnaire sought an approval rating for that action, additional comments on that action, and ideas for "what else could we do?" Responses were anonymous, but respondents were invited to indicate their age, town and tenure to aid analysis of the results.

The same questionnaire was mailed to the Citizens Panel by Craigforth Consultancy during week commencing 11 February 2013.

A Briefing Session for Elected Members was held on 31 January 2013.

The Equal Opportunities Officer has assisted the consultation process by forwarding the consultative draft LHS and questionnaire on to Who Cares Scotland, Enable Scotland, LEAD North, Moray Women's Aid, NEST (Transgender), Patient Participation Forum, Moray Disability Forum, SHIMCA (Chinese community), Muslim Women Resource Centre, SCVO, LGBT Youth, Polish community, SAMH, RNID Scotland, Muslim community and GREC. All these groups were offered the opportunity for officers to deliver a briefing session, but this was not taken up. Follow up actions have identified that some of these consultees responded online.

The public consultation ended on 8 March 2013.

Moray Council's consultation resulted in 16 online responses, and 2 returned by post. This low response is similar to the Interim Local Housing Strategy 2010-2013

Craigforth Research and Consultancy posted out 980 surveys to members of the Citizens Panel. 315 surveys were returned by post, 21 online responses were received. Therefore the response rate was 34.3%

The results of the Citizens Panel responses are detailed below.

Age Group	No	%
25-34	6	1.79%
35-44	19	5.65%
45-54	74	22.02%
55-64	81	24.11%
65-74	105	31.25%
75-84	24	7.14%
85+	6	1.79%
Not answered	20	5.95%
Not relevant	1	0.30%
Total	336	100.00%

Tenure	No	%
Owner	281	83.63%
Council or Housing Association tenant	22	6.55%
Not answered	20	5.95%
private renter	10	2.98%
Other	3	0.89%
Total	336	100.00%

LHS priorities

Q1 Are these the right priorities?	No	%
Strongly agree	89	26.49%
Agree	156	46.43%
Neither/nor	36	10.71%
Disagree	12	3.57%
Strongly disagree	3	0.89%
Don't know	4	1.19%
Not answered	36	10.71%
Total	336	100.00%

Outcomes and Actions

Under each Priority, approval ratings and comments were sought on each broad action area. Similar to the Council's budget 2012/13 consultation, the individual comments provided under "what else could we do" have been included

Priority 1: To address housing need and improve access to housing

Action: increase the supply of affordable rented housing and getting maximum value from any available investment funding.		
Q2 Do you agree that this will help people to find a home?	No	%
Strongly agree	108	32.14%
Agree	179	53.27%
Neither/nor	17	5.06%
Disagree	10	2.98%
Strongly disagree	2	0.60%
Don't know	4	1.19%
Not answered	16	4.76%
Total	336	100.00%

Q2	What else could we do?
Social sector	Approach housing association and offer incentives to them to build more houses
	Are there people really need to be living in a council house when they could afford a mortgage
	Build more Council houses
	Build more council houses instead of developers.
	Build more council houses to replace the oldest existing ones and to increase overall capacity
	Build more council houses, everyone can't afford to buy
	Build more social housing
	Carry out true means testing of the renter. The aim of the assisted rented market should be twofold 1. House the low paid 2. Interim housing measure to help those whose ambition is to move onto buying a house. Those who can afford to purchase should be encouraged
	Create small houses for retired people
	Ensure housing is available in areas where jobs are or likely to be to keep down travel to work costs
	In certain areas which are seen to be exclusive the cost of private housing is extortionate. Possibly these areas need to be looked at and more affordable housing built there.
	Increase rents where suitable and appropriate. More new builds , using local businesses and workforce
	Let the housing associations take on more
	Make more 1 bedroom properties available
	Make rented housing more available
	Make sure such houses are in areas people want to live perhaps near younger relatives
	Raise money by issuing government backed bonds
	Stop building affordable housing
Twin beds in single bedroom houses	

Q2	What else could we do?
	<p>If the housing associations took over from the council this will release the ongoing responsibility from the council</p> <p>Stop giving out free council tax and rent</p> <p>Ensure that Moray received maximum investment funding and work more closely with private developers and Housing associations to improve availability</p> <p>Councils should own homes rather than housing associations</p> <p>I do not think these houses should be mixed in with private housing</p> <p>The housing should be near to work opportunities to avoid commuting</p> <p>Ensuring a good mix of affordable rented housing with a good supply of 1 and 3 bed roomed houses/flats</p>
Empty properties	<p>buy up empty private dwelling and rent them out (if properties are cheap enough)</p> <p>buy vacant previously privately owned properties</p> <p>Campaign for nationalisation of housing expropriate empty homes</p> <p>Consider buying back previous council houses that come on the market</p> <p>Convert existing Council buildings into accommodation where possible</p> <p>convert old premises</p> <p>Look at empty buildings e.g. Elgin High Street, Gordon Arms Hotel and other unused properties to upgrade</p> <p>Look at empty properties above shops that could be renovated and made into town centre rentable flats</p> <p>make use of ex-RAF/navy homes currently lying empty - could they be purchased by Council or Housing Association</p> <p>Make use of houses standing empty in the country</p> <p>Pursue owners of derelict properties</p> <p>Stop selling council social housing increase rates for private empty houses</p> <p>survey all empty properties in Moray with a view to compulsory purchase</p> <p>There are old flats in the high street and south street in Elgin which could be fixed and made affordable</p> <p>There are a lot of private properties for sale that are just not selling. Is there anyway that the council could house short term tenants in there empty properties</p> <p>Develop existing sites and renovate old buildings no longer in use as flats etc</p> <p>Consider buying unused properties, e.g. flats above shops</p> <p>Buy ex MOD Housing e.g.. Kinloss</p> <p>I have heard that there are a lot of houses in the Califer road area that are empty. Also there must be lots of empty houses in the Kinloss area that are empty now that the RAF have moved out. Look to upgrade these and rent them out</p> <p>Have a high community charge on any unoccupied house</p>
Under occupation	<p>Assess the people that are in council houses. Are an older couple still living in a 4 bed house for example. Also ensure people are using the houses they rent</p> <p>Could there be a policy of tenants being able to exchange houses when their circumstances change e.g. when a family grows up and leaves home and the house becomes too big for just a couple.</p> <p>encourage downsizing</p> <p>Give physical/financial help to assist in moving</p> <p>I know that older people tend to stay on in their homes, the majority would be 3 bedroom homes, after the family have moved out. If they were offered smaller houses, in good condition, and with a spare bedroom if so required I'm sure they would think about</p> <p>Insist that people/families move into smaller properties if the current property is oversized.</p> <p>Look at people with free extra bedrooms and make them move to smaller accommodation</p> <p>Perhaps see how many single or even couples have houses bigger than they need and could possibly be persuaded to move if smaller houses are made appealing</p>

Q2	What else could we do?
	Check current housing provision. There are Council houses around where I stay with people aged 65+ and living alone in 2 bedroom flats.
	Stop the purchase of council houses. Ensure that tenants are moved according to needs e.g. if a family reduces in size tenants are moved to smaller accommodation and not allowed to sit in a house that is too big for their needs
	Where people sign a lease, they should understand that when/if their circumstances change they might be asked to move house. Provide assistance in moving if needed
	When larger homes are no longer required they should be made to move to smaller premises
	Survey how many council tenant that have extra room - not being used offer house move system with choice
	Inform people which I feel is not happening and there is no choice or opportunity to downsize
	If we have the aging population make more appropriate housing/communities for the elderly. Energy efficient to persuade the elderly to move from some of the bigger houses they are living in
	Encourage council tenants to downsize i.e. one person helped to move from a 3 or 4 bed roomed house to a smaller house allowing families to be homed appropriately
	Needs to be right size as well, maybe need to look at occupancy at present on Council and housing association houses
	Perhaps move tenants to smaller houses if space in their present home unutilised. make less council houses available for purchase
	As far as I can see the council no not make the best use of existing housing stock. 60+ year old tenant should be encouraged to down size from 2 + bedrooms to single bedroom houses. Build more single accommodation
	Relocate housing to accommodate family size - utilize stock available better than current situation. Exception pensioners who should be offered not induced.
Allocati ons Policy	Just give houses to married couples or people who urgently needed it.
	Provide houses to people who live in Moray, pay their taxes and genuinely require housing - stop allocating to alcoholics/drug addicts and foreign imports.
	Single people that are in work seem to be at the bottom of the pile when these houses are made available
	When allocating houses take into account where applicants work, so that if they are on a low income they do not have high transport costs. Take account of the fact that the Council no longer funds rural bus services.
	Take heed of how long someone has been on the list
	Prioritise the availability of housing for families until the elderly. Look for alternative solutions to teenage homelessness
	stop drug addicts, immigrants and dole cheats from getting local housing, they do not contribute any good to the local community
	Focus on making better use of existing social rented housing, work with banks to support mortgage allocations to first time buyers
	Give preference to families with roots in Scotland and more particularly in the North East. An exception to this restriction would be ex-service families who have been stationed in Scotland and in particular, in the North East. W
	Help local working single people get houses instead of renting from private lets
Afforda ble Housing policy	Develop retirement villages
	Encourage private developers to provide lower cost housing
	Insist that more low cost homes are built in new schemes
	Make Springfield build more affordable housing and finance housing association
	New building regs laws. For every 3 houses built by contractors in Moray, 1 should be built for the council for renting out - how many new builds has there been in Elgin in the past 5 years

Q2	What else could we do?
	Raise money to develop bigger housing trusts, and promote lending to buy properties that cannot be sold (use the government's cheap loan scheme).
	Shared ownership
Private sector	Could the building of a hostel relieve the pressure and take up the slack as a stop gap
	Encourage builders to build dwellings for renting either on their account or for single agents
	Help with mortgages
	Provide smaller accommodation for singles/elderly
	System supported by mortgage providers that helps everybody start paying off a mortgage so that people will eventually have their own property
	Think about building dormitories and putting them into the equation
	Consider buying or renting reasonably priced housing advertised locally for sale or rental in local press. Also, if policy suggested considers worthwhile to ensure that general public potential renters (i.e. private o/os) made aware of possible market.
deliverability	If simply lack of public funding is sole problem then Council cannot be expected to achieve more than presently the case
	Make it happen
	It won't work, Moray Council ought to limit the number of private housing developments presently being built
	This would be an aspirational aim but, in the current financial climate it would be very difficult to achieve.
	How are you going to do this, build new ones - it is not clear
	Vague as to how this will be achieved
	Again sounds good but how will it be achieved
property condition	Keep existing units in good condition as part of the investment value aims
	Make sure that the rented housing owned by the Council is of a very good sound structure and of lasting quality material
	Sell obsolete council property or renovate said into small (or big) flats
	Be stricter on people who don't look after property, which can have a negative effect on an area
	Police the condition of existing housing and place more obligations on tenants so vacated properties take less time and work to relet
	Make it better quality housing
PRS	Apply more statutory control over buy to let properties
	Enter into agreement with private landlords, letting agencies
	Is it possible for local authorities to regulate rents in the private sector, or at least control the rate of increase of rents?
	Ensure that private landlords maintain property an acceptable level
Communication	Be more communicative with local press so everyone can understand your aims and problems
	Encourage people to communicate their needs and doubts - communicate effectively
	Listen or read local papers for clues
	Listen to the opinions of the public - don't rubbish decent people because their views don't ??? With yours
RTB	Don't sell off council houses to tenants
	Reconsider / Stop the sale of council houses.
	The best option would be not to sell rented properties unless people have lived in them for 12 years or more as it used to be
	Find a new approach to funding affordable housing in small quantities in the more rural areas
	Increase availability for single people on low income
	Be more open to people at risk and have minimum (basic) housing
	Be realistic and look at who lives in the country and not who we are bowing too in political arenas

Q2	What else could we do?
	Buy some of the cheaper property on the open market and modernise them to rent out and add to the long term investment value as this would benefit the local economy as well, and it is cheaper than building new ones.
	Collect unpaid community tax
	Ensure tenants have the means to pay before entry
	Get rid of the illegals immediately
	Look at purchasing VFM private housing . Reduce the amount of bureaucracy involved
	Modernise Elgin - more shops
	Perhaps look at acquiring existing cottages in rural areas bringing them up to high standard and letting to tenants at affordable rents. Also bringing space above shops especially in Elgin back into use for tenants.
	Provide in house training for staff based on this very important issue
	Stop Moray council from getting expenses and make the people responsible for very bad decisions repay for their incompetence
	you have little choice taking this action
	Cut costs but maintain quality of housing i.e. cut out the middle man
	Be honest. Go public with the fact that there just aren't the resources available but to provide a minimum service in time with basic legislation. Anything else is weak wording.
	Make sure young couples with young families have the best possible chance of having their own homes
	Try and get (force) banks to produce more affordable mortgages to allow people onto housing market. So Britain and its people can be proud of their achievements and houses.
	This is OK if the housing is for local people

Action: make best use of current affordable rented housing by reviewing Allocations Policies, and minimising the time taken to relet empty properties		
Q3 Do you agree that this will help people to find a home?	No	%
Strongly agree	125	32.14%
Agree	170	53.27%
Neither/nor	17	5.06%
Disagree	5	2.98%
Strongly disagree	5	0.60%
Not answered	14	1.19%
Total	336	4.76%

Q3	What else could we do?
Allocations	Employ an occupational therapist within housing dept to assess properties with adaptations and match with tenant needs to avoid adapted properties being given to those who do not need it.
	Ensure one wage per allocated property
	Ensure people understand their responsibilities when allocating property
	Give pensioners homes to pensioners freeing up 2/3 bedroom houses to larger families.
	Improve forecasting of needs
	Listen to public when it comes to consultation on Allocations policy
	Make sure that policies are working well are kept going
	Make them take the first house offered and give them no choice.

Q3	What else could we do?
	<p>Making procedure easier for people</p> <p>Maybe help the reletting on a strictly first come first served basis, not let people jump the housing queue. This causes resentment</p> <p>More openness on the way homes are allocated. Being local to the area should really count</p> <p>No points first come, first to get a house</p> <p>People from outwith the local area should not be given priority</p> <p>People I have talked to have found Allocations Policies difficult to appreciate</p> <p>Promote house swaps locally, with small cash incentives to person giving up larger house</p> <p>Regularly review needs</p> <p>Review policy.</p> <p>Stop giving houses to young folks (kids with kids) when families are in dire need</p> <p>Give housing to the employed people first.</p> <p>Make sure it's the deserving people who get allocated them</p> <p>Make it harder to qualify for housing</p> <p>People resident in Moray need to be first in line for allocation of housing, not people who move in/are sent in from other areas/councils</p> <p>Must make sure most deserving causes receive priority</p> <p>Priority should be given to young families - not individuals who have opted to make themselves homeless either directly or indirectly</p> <p>The allocation should be streamlined and ideally try to match suitable tenants with a property that meets their needs e.g. where possible a single person should not be allocated in three bedroom property</p> <p>Speed up availability</p>
voids	<p>Allow immediate access to all properties with any updates being scheduled later.</p> <p>But like the services, before houses are vacated they should be inspected and penalties incurred when housing stock is left in a mess</p> <p>charge those moving from a council house for repairs to the property inflicted by the tenants</p> <p>Consider a rent free periods to that tenant could do any redecorating than is necessary</p> <p>cut the time of re-allocation after a house has been abandoned - 2 weeks max</p> <p>Don't take up all the carpets every time someone moves out/dies - ask the tenant</p> <p>Ensure empty properties are made useable and allocated quickly and in a fair manner</p> <p>Ensure that social rented housing is re-let as matter of urgency</p> <p>I am amazed to see properties that have become vacant taking ages to be relet - is it because the new tenants won be paying any rent anyway - so three is not rush</p> <p>If houses are to be relet, offer new tenants help to redecorate etc. themselves rather than wait for Council to do it</p> <p>Improve reletting so no houses sits empty</p> <p>Incentivise early occupation by offering some free rental period in exchange for renter decant / redecoration help.</p> <p>Invest more money in to bringing empty houses up to habitable standard - this pays for itself in rent</p> <p>Must get these properties occupied</p> <p>See that council property doesn't hang around unlet with feeble lazy excuses for this</p> <p>Something should be done to see that people take care of their properties so that relet times can be reduced</p> <p>Speed up the clearing and cleaning of empty houses. Make tenants leave their property clean and cleared</p>

Q3	What else could we do?
	<p>Stop insisting on basic council standards if the previous tenant has made improvements and there is agreement between the outgoing and incoming tenants then leave it</p> <p>The whole process of letting/allocating properties takes too long - in my opinion! This may of course be due to the lack of suitable accommodation for the applicants which is a problem itself</p> <p>When my elderly mother gave up her council house to go into residential home, we cleared the house in a week, went to hand in keys and were told that a month's statutory notice was required - why? House was ready to be relet - be more flexible</p> <p>Sometimes properties lie empty for sometime prior to being re-let, while at the same time the waiting list grows</p> <p>Takes too long at the moment to relet some accommodation</p> <p>Cut the red tape to reallocate empty housing</p> <p>Leave furnishings in housing until new tenant needs the fittings or be disposed of</p>
under occupation	<p>A contentious issue I know but looking at a way to move people on when they no longer need the rooms</p> <p>As dependents leave the property the leases should be moved to smaller (fewer bedrooms) property</p> <p>Eliminate spare bedroom situation</p> <p>Re-assess who actually lives in council houses. There are some 3 bedroomed houses with 1 pensioner living in them, offer them swaps/moves to smaller homes</p> <p>Under occupation - attempt to persuade tenants to relocate to achieve maximum use of existing stock. Assist with removal/disturbance expenditure. If not financial then advice and guidance</p> <p>Look at occupancy rate and think about swapping with high low occupancy households</p> <p>Where single people/couples are in family homes they should be required to move. This would also revitalise areas with family housing</p>
Communication	<p>Better communications between all departments</p> <p>Clearly explain the situation to all</p> <p>Consult and consult again</p> <p>Publish, access moray site available properties and cost</p>
empty properties	<p>Develop redundant council offices</p> <p>First of all get owners to do up empty properties that are just rotting away due to no one using them! Just for example there are three such properties a 2 or 3 minutes walk from where I live, 2 of them have been empty for at least 20 years (see form)</p>
evictions	<p>Don't let arrears get more than 2 months, harder for person in long run to pay back</p> <p>Stronger measures to be taken to evict people who fail to look after the properties</p>
	<p>Build more 1 bedroom housing and stop people on benefits struggling to pay their rent</p> <p>Check tenants are not sub-letting houses</p> <p>Cut through some red tape</p> <p>Difficult one, because human rights would be used if checks were made on how tenants treated their house</p> <p>Ensure stock available kept in good condition and verify this by regular inspections, say at three monthly intervals.</p> <p>Ensure targets for needs to beds are delivered to monthly criteria.</p> <p>Get rid of illegals</p> <p>I quite understand there are laws that get in the way</p> <p>Perhaps could be possible sometimes to use temporary empty property for emergency accommodation for a few days. You may already to this</p> <p>Push</p> <p>Re advertise for possible rents...but with better supervision of tenants. With tighter contracts</p>

Q3	What else could we do?
	Start now. You know it needs to happen or this would not be a priority. You don't need loads more meetings to decide this - or me to tell you.
	Sub let from private companies
	Older properties in need of repair to responsible tenants who would take pressure off council resources
	Look at older properties and renovate these

Action: Maximise the use of current legal powers to retain affordable rented housing, that is consider the need for renewal of the Council's Pressured Area Status Designation(s)		
Q4 Do you agree that this will help people to find a home?	No	%
Strongly agree	122	36.31%
Agree	117	34.82%
Neither/nor	42	12.50%
Disagree	25	7.44%
Strongly disagree	6	1.79%
Don't know	7	2.08%
Not answered	17	5.06%
Total	336	100.00%

Q4	What else could we do?
	Although I have always approved of the right of long term tenants to buy their properties at very reasonable costs there is a need to retain a good amount of rental property
	Extend designation and apply it to all council owned housing anywhere
	Do not sell properties under any circumstances
	Don't let people buy council houses.
	Don't sell anymore
	extend pressured area status to all council housing
	Extend the PAS
	Keep extending
	Petition the government to scrap the right to buy. Make clear that there is a moral obligation by the renters to move on if they can afford to buy or downsize as their children move on. This can be written into the rental agreement. Remove automatic "rent
PAS	Reduce right to buy period, after assessment
	Remove the right to buy completely. Above a certain income remove the right to Council Housing.
	Remove the right to buy or no discount and reinvest in affordable housing
	Should we keep council houses for the needy and encourage those that prosper to move out and buy private? Improving quality of houses/flats
	Stop selling council houses
	Stop selling council Houses until your housing list is reduced by half
	Stop selling stock/ someone entitled to discount should be encouraged to look on the open market for a suitable property, the discount then used for deposit and legal fees and a mortgage at cost given until property sold.
	Suspend or stop right to buy
	Suspend right to buy
	Suspend the right for longer if necessary or even cancel it altogether

Q4	What else could we do?
	With social housing being at a low amount I think that right to buy should be suspended indefinitely
	I don't think tenants should be allowed to buy, as this decreases the amount of houses available to let and there are numerous properties available, of all prices and sizes should tenants wish to become property owners
	Council houses should retain council houses
	Right to buy should be suspended in all areas
	Would stop all right to buy which caused housing shortage in first place
	Houses should remain council owned
	It was a terrible mistake to sell council housing
	I don't think you should be able to buy any council housing if you can afford to buy elsewhere
	It was a huge mistake to sell LA homes and the sooner it stops the better
	Minimum 10 year before you can buy your house then 10 year after purchased before you can sell without penalties
	The suspension of the Right to Buy should be extended as far as is legally possible. It did not make sense when M Thatcher introduced it and it makes even less sense now.
	Stop selling off affordable housing at reduced prices
	Need to shed poor quality, high maintenance cost housing
	Probably a good plan to suspend right to buy for 10 years in order to give others a change to have housing
	Rented housing must be kept
	Social housing must be kept for the people with a need for it and not as a way to get into the housing ladder. There are plenty of cheap houses out there for those wishing to buy - keep your social housing permanently and keep them in a good state of rep
	Anything which can be done to reduce/remove right to buy must be done. Quite obviously the reason for present shortages
	Strongly support this - I don't think Council properties should ever be Right to Buy
	Until further affordable housing is more available there needs to be an embargo on Right to Buy.
	It is important to maintain current rented housing stock for rent and not necessarily give people a right to buy at a reduced cost
	Renting is for renting and not for buying
	I think you need to retain rented housing for as long as possible until there is an adequate supply of affordable housing
	I think extending the designation is the only way to protect council stock
	Should NOT sell council houses EVER should not ask tenants
	No publically owned properties should be given away at any time. Tenants should be offered optimised loans so that they can buy on the real market.
	There should be a blanket 30 year ban on the sale of Council houses through out Scotland to rebuild the rented house market
	Stop selling council property
	Absolutely agree. Policy should apply to all Council properties
	I don't think right to buy should ever have been brought in - too many people bought at heavily discounted rates when sold for huge profits. I think if they take up right to buy then sell (no matter how long after) they should have to repay discount
	If people want to buy their council house then they should be allowed to regardless of the amount of time
	Desirable but will probably not produce more empty houses
	People who buy are than likely to be in the same house for their lifetime anyway.
	people who want to purchase their council homes wish to do so as they are happy with home and area therefore would be unlikely to move out in the immediate future anyway so property would not be available for foreseeable future for other tenants anyway

Q4	What else could we do?
	The current housing market situation does not encourage people to buy council houses with a view to resell at a profit
terms of RTB sale	Adjust discounts on right to buy instead
	Closer checks should be made so people are not allowed to buy Council properties that they themselves have not lived in (say for last 5 years or so)
	Ensure that if selling is restarted housing especially rented by elderly is not being bought by relatives/friends
	If a person renting a home for 20 years or more then it should be offered to them but any less then it would be as easy to go and buy from the open market
	if a tenant wants to buy their house they should pay full market value
	If eventually houses were sold could the agreement mean when the house was being resold it had to be resold to the Council - or is that not affordable?
	If houses are to be sold there should be no more than a 25% discount and the money should go back to new housing
	If unable to stop sale of council houses, at least charge market value for them.
	Increase the time a person lives in the house and increase the cost of the purchase
	Start now, but bear in mind that existing tenants have a financial interest in buying their homes on the cheap.
	Stop families buying their parents etc council house
	Stop tenants families investing in such properties
	Suspend the selling of all council houses and when properties are sold off to tenants they should pay the growing property market rate
	take action to avoid profiteering from tenant relatives
When houses have been sold by the Council are then put up at a later date for sale, the Council should be buying them back, unless the owner has made considerable improvements to the property	
New build	Allow people to buy it they wish and use the funds to build or secure new house stock with less maintenance costs
	Build more council stock
	Encourage private developers to develop new build strategies to provide affordable properties for purchasers including reviewing planning etc
	Why not Build new affordable housing
	With the moneys from sale of rented property, build more council property to let, rent or sell
	Most people in Council houses will not move so give them the opportunity to buy - releasing capital to spend on new housing
	With the current housing situation council homes should not be sold to tenants, particularly as the money raised is not spent on new council homes
under occupation	Consider supported moving to smaller accommodation for people in large houses
	Encourage downsizing of under occupied properties so that new-build could then be smaller housing units.
	Apply PAS to the private sector to control rent increases.
	Buy up some of the properties for sale in Moray that have been on the Market for a long time
	Develop self help groups within rented buildings to help maintain stock with council supervision
	Don't think there is enough money just now. Lots of people are already in debt
	Get rid of illegals
	Give council assisted mortgages and discounts on these private properties
	If possible allow people to be able to move more easily from council renting to affordable private buying.
	Increase the amount of affordable houses in each new development area. Make it easier for private landlords to rent to housing benefit tenants - pay them directly - take off the House of Multiple occupancy rules for less than 4 individuals living together

Q4	What else could we do?
	Kick back the homeless from other areas i.e. Glasgow, Dundee
	Local people should get first choice of housing as this area hasn't much work that should also be taken into consideration
	Look at the right to buy to find out if it has benefited the community
	Make sure its understood
	More explanation to people involved
	Offer to buy back at discounted price former affordable houses sold but now being available for purchase on open market
	Possibly buy back previous council housing, thus returning to the rented sector. In my street over the last 3 years 7 ex council houses have been for sale - and taking a considerable time to find a buyer
	Possibly consider shared equity schemes as are now operating in private sector
	Provide 100% mortgages over longer periods, say 30 to 40 years
	Provide incentives to tenants to purchase non-council properties e.g. a rent rebate for use as a deposit on another property
	Renovate derelict houses in the region which have been neglected by owners (compulsory order)
	Stop having consultations costing money and get some common sense into the council
	This demand can be met by the private sector.

Priority 2: To meet our legal duties to homeless households

Action: Ensure provision of good quality advice and assistance on housing options		
Q5 Do you agree this will help people at risk of homelessness?	No	%
Strongly agree	98	29.17%
Agree	138	41.07%
Neither/nor	53	15.77%
Disagree	17	5.06%
Strongly disagree	4	1.19%
Don't know	9	2.68%
Not answered	17	5.06%
Total	336	100.00%

Q5	What else could we do?
com muni catio n	Advice is always good as long as people are willing to listen
	It would only help if the people in question are willing to listen to the advice given
	Needs to be well published so those who are at risk of becoming homeless know where they can go for advice and help so that alternative accommodation can be secured as soon as possible
	Advice has to be easy to obtain and given in an impartial way. Access to advice through different outlets is important
	Ensure easy access to such advice and not just on a website. Not everyone has a computer.
	Make sure that help available is well advertised
	Surely not always easy to identify people who are in need of help. Some people may be too proud to ask for help
traini ng	Train staff - they're so detached from realities of life
	Advice must be given in a very sensitive way
	Very good actions, always providing those giving the advice, do it in an understanding manner. This is very important, no-one likes being in this position
singl es	Will not work, no jobs no money. The jobs issue must be tackled before they can help themselves. Also young girls getting pregnant just for a flat should not receive an allocation. Turn all unused buildings into studio flats suitable for single homeless.
	Councils should press for more government money to build single flats
	Affordable homes for singles from 18 years and older! (16 if out of care or left home). Find people with spare rooms to help out.
	Single people living in 2 or 3 bedroom housing and unemployed could take in homeless people or they could be forced to move into 1 bedroom housing
	Priority is and always has been to give people from outwith the country priority - re-evaluate the above, yet no one will explain why
	A court order to force those at risk of homelessness to attend a lecture or presentation on the situation (as in the case of driving or alcohol miscreants)
	A fast track system. The "walk-in" homeless need to be the highest priority. The possibility of "house-share" schemes (similar to young professionals sharing a flat)
	A real assessment of needs and reasons for requiring a home. Too many east Europeans favoured?
	Adopt the Asian method - we look after family especially our elders
	Allow everyone who asks to complete housing application so we know full extent of need

And if and when you do make sure you employ people who go by the handbook rather than either comparing or is not on my street can't be bothered with the paperwork attitude then would be seen as a dump
Build more accommodation, or renovate existing properties, appropriate to the characteristics of the demand. Perhaps larger council properties could be split to provide accommodation for single people.
Buy back houses in open market while prices are low and rent them in private rented sector to fund buying more houses
Care to be taken that it is not abused
Convert old premises, do them up properly
Council own houses acquired under powers other than the housing legislation e.g. roads present responsibility of Estates section. Currently empty because vacant possession cannot be guaranteed when required. With so many capital projects being deferred be
Deal with domestic abuse. Look at root cause of homelessness
Earlier intervention - closer liaison with other departments within Moray Council and other disciplines
Ensure clarity
Ensure that people know where to go for advice
Ensure that the advice and assistance is of good quality, updated regularly and given by a dedicated team
Ensure that young homeless are not at risk being in accommodation with older people with problems e.g. drink, drugs, lifestyle
For those escaping domestic abuse, I feel they should be urgently looked after, at the time and 'after-care'.
For younger, vulnerable people single bed-sits with shared facilities and adult mentors would provide support and a safer living environment in larger units
Hard to identify an alternative option(s) as the council's options are so limited and demand is increasing
Have more community support, better meet-up groups, ongoing activities to support these vulnerable people
Implement this if not already
Improve number of options
Inform them that if they are leaving home because 'I don't get on with my parents' etc, that they will not receive any help.
Keep trying to differentiate between genuine homelessness and other kinds
Liaise closely with other council, agencies i.e. police, social workers
Liaise with social services/NHS/police
Liaise with Woman's Aid and other help agencies
Lobby government to fund citizen advice centres pressure private estates not evict poor fund housing office to be properly resourced
Look at staff training. Having recently spoken to someone who was about to become homeless and had telephoned for advice they were treated with uncaring arrogance, condescension and given poor and wrong advice. This left them more vulnerable and desperate
Make more information available in simple to understand leaflets. Explain how the points system works to ensure fairness
Make public more aware of the team in particular the young who without the help of parents would become another council's statistic
Make studio type accommodation for single people
Make sure the CAB is properly funded and able to give advice as there are many people who do not trust the council to give impartial advice.
Make the process as easy as possible, simplify processes - i.e. reduce paperwork etc.
Manage/utilise existing stock better

Offer temporary accommodation and that's it.
Persuade some part of the Local Education Industry (LEI) to insert financial operations as part of a necessary-life-skills course. The LEI destroys many pupils' interest in learning by trying to teach them how to solve quadratic equations, which the pupil
Reduce the time people spend in temp all keeping it free for future use
Rent taken off at benefits office
Some Homeless people have mental health issues and can't understand or cope with bureaucracy . Need to provide help in this area.
Stop giving girls of 16 with baby housing as they all think it is their god given right - or an excuse to get away from parents
Stop giving unmarried mothers council properties
Stop having consultations and put hands to work to much talk not enough action
The council should have its own temporary housing, not B & B's but small number of good quality temporary units, even maybe a mobile home site
There is too much council dept and a minority are supporting the few debts or rent and rates has to be stopped
There must be better options than putting homeless into hotel rooms and cheaper
This is where opening up older houses and flats in town comes into its own
To work with the homeless and their family/friends. Knowing that helping in the short term would not jeopardise long term housing goals
Understand
Use empty homes including MOD houses for the homeless - without compensation to the owners who deliberately keep properties empty
What is needed is an automatic scheme that protects the homeless or those at risk without any intervention.
What is the point of making people homeless and then pay for higher priced private accommodation
Wider spread of at risk homeless to areas where man houses set a good example
With the right help every one should now how to budget there money,
Work with other regions to see if they have spare accommodation

Action: Reconfigure temporary accommodation to fit changing demands		
Q6 Do you agree this will help homeless people?	No	%
Strongly agree	59	17.56%
Agree	163	48.51%
Neither/nor	59	17.56%
Disagree	10	2.98%
Strongly disagree	2	0.60%
Don't know	16	4.76%
Not answered	27	8.04%
Total	336	100.00%

Q6	What else could we do?
New build	A friend of mine mentioned the idea of building dormitories as a building feature. Do most single homeless people need much more than a room, temporarily. This idea could be built on.
	Build more one bedroom units
	Build single occupancy flats
	Build suitable person accommodation including functional bedsits
	Councils should press for more government money to build single flats
	I see no reason why one should not press developers to include a single, small, temporary unit as part of their commitment to social benefit
	Make sure that more smaller units are available if not that more are built
	Once again build more accommodation
	Perhaps develop abandoned sites e.g. old buildings rather than leave to fall down
	Turn any unused buildings into supervised dormitory blocks.
	Utilise building within Council control to provide multi-occupancy accommodation with control facilities for single homeless people
	Build more flats
	Empty properties
Consider acquiring private houses three are many in this area who have lain empty for over 3 years. I had an aunt who died in Findochty 5 years ago, the property has still not sold despite being reduced from £135k to £98k a 3 bedroomed property and there	
Highlight unused buildings in the area that could easily be renovated into smaller units of temporary accommodation	
Can some of the empty council offices not be converted into single accommodation	
Convert old premises.	
	perhaps use private lets of small units
	Plenty of one bedroom flats available in private sector. Negotiate with private landlords to make use of this stock
	Too much talk not enough action. We all know what's need
	Allocate some emergency temp properties
	Buy a hotel!! Sounds daft but will allow a mixture of families & single persons in multi environment.
	Could holiday homes be charged a very high tax unless owners agree to them being used as temporary accommodation
	Discuss with social services - budgets
	Divide larger houses into flats
	Early help for people/families where defaulting on mortgage payments may be a problem
	Encourage / direct people to charities which can help with furnishing.
	Ensure mix of people will not be detrimental to young adults
	Focus effort on smaller units of temporary accommodation
	Have a specialist unit with advice team based on site
	Help those needing permanent houses
	If its time that people in Moray will have to pay 'bedroom tax' if they have spare rooms, disgusting just like my gran's days, roof taxes, window taxes, why not let tenants sub let those rooms instead of moving pensioners around to strange areas??
	Increase respite and short stay facilities.
	Increase the number of people taking in lodgers - use the council to facilitate this
	Keep more in stock for emergencies
	Make eviction the very last thing, if a home is reassessed then find out if there is accommodation available first.
	Make it more difficult for people who just make excuses of homelessness to obtain their

Q6	What else could we do?
	first home. Lots of young single teenagers are allocated houses before others possibly in more need
	Match accommodation size to the requirement i.e. a single person only needs one bedroom but a family needs several bedrooms
	More hostel accommodation particularly for the young homeless
	Nothing
	Perhaps a couple of homeless people could share a property together, this might also encourage and help them to be part of a community again
	Professional people who can work together to access information offer support and allow people to make positive life choices will lead to a healthier more constructive population.
	Provide temporary barracks accommodation on some of the used and disused military (if they would have them)
	Recognise these peoples problems
	Single person blocks of flats - particularly for young people/single fathers (with room for child access visits)
	Single room accommodation should be provided short term until suitable long term accommodation is available and their needs considered
	Teach them to respect themselves more and start looking for jobs
	Temporary use multi-occupancy dwellings e.g. Hanover court Forres - left many with no action for too long
	Tenants should not be in large houses. I.e.: 3-4 bedrooms if they stay alone. They needed more bedrooms when they had family, if in council then they should go back to 2 bedrooms at most.
	The nature and quantity of temporary accommodation should be under constant review.
	There should be a time limit on how long temp accom is utilised
	There should be single room (student style?) accommodation always available.
	Time to step out of the box and look at the whole picture. All the small measures cost money.
	Try to differentiate between genuine homelessness and other kinds
	Upgrade the temporary accommodation
	use of halls of residence type of set ups for smaller unit demand
	Use temporary accommodation for other council needs if possible
	we are told population is going down so why doe we now need so many more houses
	What about creating multiple occupation hostels / complexes, where everyone can help each other
	What about military occupation / foreign workers
	With the cutbacks on spending you have little choice

Priority 3: To assist people with particular housing needs

This means people who need housing with particular design features, or housing with care services e.g. older people, people with disabilities, Gypsies/Travellers.

Older People

Action: Increase the supply of amenity housing for affordable rent (Council or Housing Association housing)		
Q7 Do you agree this will help older people to find suitable housing?	No	%
Strongly agree	122	36.31%
Agree	168	50.00%
Neither/nor	21	6.25%
Disagree	5	1.49%
Strongly disagree	2	0.60%
Don't know	0	0.00%
Not answered	18	5.36%
Total	336	100.00%

Q7	What else could we do?
Planni ng issues	Arrange(insist?)That private developments include provision for some 2-storey detached/semi-detached houses to be easily adapted to separate upper and lower storey flats, the lower one for an elderly couple/person.
	Build more bungalows on housing schemes
	Decide on a percentage of any new build scheme which meets this criteria
	Develop closed town centre buildings to keep elderly less able people within reach of shops/services
	Ensure that housing is accessible to shops etc
	Ensure the environment and location of the housing is also suitable
	I strongly believe that it is better for social that amenity housing should also be in the heart of any new development estate or sought or built on brownfield sites within existing towns/villages
	If they build 1 bedroom houses for older people - only put older people in them. Build small estates/complexes of houses just for older people, this would give them a feeling of security. Keep all supervision in one area and provide support and reassurance
	Do not put amenity housing out of town centre
	To keep these people in their homes other considerations needed e.g. transport
	As long as they are not clumped together in an old people's ghetto but mixed with other housing
	Amenity housing needs to be available in all communities to allow old people to stay in their own area
	Provided they are placed where there are people around and there is a safe environment
Allocat ions	Many ground floor/bungalows have had a great deal of money spent on them in past by the Council. Many properties have been sold off and the new owners have had considerable extensions build on them. Stop the right for planning permission for these dwelling
	Make sure that any lease terminates when the person with problems ceases to have a requirement and that an able bodied person can't stay on in the property.

Q7	What else could we do?
	<p>move old people before they get too old to adapt</p> <p>Older people could be moved into suitable accommodation before they are really infirm (this should be in rent agreements)</p> <p>Pleas do not put all people in houses especially designated for older people</p> <p>they to place them in an area they want to be in within reason</p> <p>Keep council bungalows for pensioners and disabled not for sale to young</p> <p>I don't think the teenagers (single) are a good mix (... with older people...) in flats. Its only natural they will have loud music etc</p> <p>It may be difficult to get elderly people to move house</p>
Adapta tions	<p>adapt or modify existing stock</p> <p>Adapt present homes where possible</p> <p>Good idea but perhaps a more base line approach by ensuring all new developments include housing easily adapted from general provision rather than specified for particular groups. A house should be capable of serving the needs of any occupants. Ground fl</p> <p>Help people to adapt private houses to allow owners to stay in own homes</p> <p>Increase the provision of adaptations to existing houses</p> <p>Supply grant aid for adapting family homes to care for older people</p> <p>the emphasis on this is helping people who need help this should be mean's tested, if a person needs help modifying and have the means to make alterations it is for them to do</p> <p>Things like ramps. Get projects at the college for woodworking, make a ramp and fit it for even building students. Make their modules useful and save councils money</p>
new build progra mme	<p>build more accommodation like leys road in Forres</p> <p>Build more council houses, bring back money into area.</p> <p>Encourage Housing Associations to be more active in this field</p> <p>More sheltered shared and safe housing</p> <p>Much more forward planning for housing (bungalows) set aside land now for the future of housing for the elderly</p> <p>perhaps make more properties disable - friendly</p> <p>Is there any funding available from the Scottish Govt to assist in the construction of housing specifically for the elderly for people with disabilities.</p>
under occup ancy	<p>offer older people incentives to move to these properties i.e. free flitting service</p> <p>encourage the elderly to give up a house with unoccupied rooms to let to others in need of a larger house</p> <p>I think more housing i.e. sheltered housing therefore that one single elderly person living in a 2/3/4 bed council house is freeing up that space for a family.</p> <p>Older people in rented houses should be encouraged to downsize. This would happen if amenity bungalows could be built</p>
publicit y	<p>Encourage people to view this type of accommodation as positive.</p> <p>Keep communities informed, Forres has lost a sheltered housing complex, what will replace it</p> <p>make sure that doctors, social workers, charities etc are aware of this so they can advise their patients etc</p> <p>Write regular news item for local press</p>
	<p>A percentage of all new housing built should be in this category instead of new housing being built for families and not being bought or let for some time as is the case now</p> <p>Any and every support identified for the elderly should be me without cost constraints. They have paid their way throughout their lives and deserve the best affordable care apart from providing more of each building I don't know what else you can do</p> <p>Better to support people in their own homes, even at the cost to the tax payer.</p>

Q7	What else could we do?
	consider means testing
	Develop redundant council offices
	don't know
	encourage OAPs to speak out
	Ensure that the housing provided is situated where it is part of the community
	give back to those who have worked all their lives
	good idea with right back up
	Ground floor accommodation could be combined with open floor temp accommodation
	keep rents at affordable levels often the accommodation is probably over charges for what is provided
	look at older properties and bring them up to standard of new builds
	Make it easier for older people who own their own home to move to local authority accommodation
	More smaller amenity units would also free up larger houses
	not enough being done, more technology
	Nothing
	People need to stay in suitable housing as long as possible so they don't have to go in care homes sooner than they want to.
	Provide accommodation in flat form, say 3 stories with lifts. This would save space and also possibly improve people's ability to meet with like kinds. Possibly each group of flats could have common meeting rooms.
	Providing an adequate level of care to older people in amenity housing may delay the need for very sheltered housing, or even prevent that need arising.
	Quite a lot of properties for older people e.g. Hanover Housing have no lifts to first floor. Above policy is sound
	Sad to read Moray has less provision than the Scottish average. Recognising the aging population, it is imperative that necessary adaption can be more readily provided. Older people need to be part of the community and recognised and supported by younger
	sheltered housing complex with supervision and security measures
	Stop cutting home carer provision that enables older people to inhabit their won homes longer
	stop talking and more action
	There is not enough support for adaptable housing from my own personal point when ask for a shower put in a lot of Adapting the house which was not needed. Could this be done away with and listen to what the tenant/person wants in there home.
	Think outside the box! Potential to utilise unwanted high rise flats as "bungalows in the sky". Converting lower areas into community rooms, welfare staff flats, visiting family flats etc to produce a "sheltered" community. As long as control of entry / I
	This is a great idea because as we get older our needs change but we don't always appreciate this, however it would be good to have options.
	Try to highlight why Moray is behind the rest of Scotland in the proportion of care home provision
	Various activities would be at a cost erg. Meals, day care, warden care - attendance allowance could be used
	Very much agree with your proposed actions - older people should get help if required
	work with all available agencies to achieve this
	Would it be possible to encourage the private sector to build more sheltered accommodation?

Action: Increase supply of extra care housing		
Q8 Do you agree this will help older people to find suitable housing?	No	%
Strongly agree	133	39.58%
Agree	147	43.75%
Neither/nor	19	5.65%
Disagree	10	2.98%
Strongly disagree	1	0.30%
Don't know	5	1.49%
Not answered	21	6.25%
Total	336	100.00%

Q8	What else could we do?
planning issues	Combined sheltered housing, assisted living and care home complexes are expanding rapidly in England. The well off elderly in the USA have had grander versions on huge real estate parks for years. Scotland should exhibit similar forward thinking.
	Develop as communities (with charities) to provide a total community experience - shop, activities, with mixed elderly, not just extreme cases.
	Link plasmon flats to cameron court to increase number of very sheltered flats
	Property like Leys Road should be built - much better than an 'enclosed' building
	Retirement villages
	When housing associations make proposals for schemes, make sure they include this type of facility. Private house builders don't care
	If older people are in council houses which don't suit their needs then they should have access to E.C.H in their area
adaptations	Better support older people to live longer in their own homes through staff support / adaptations
	Help people to adapt private houses to allow owners to stay in own homes
Care rs	more carers
	The carer help supply is already stretched and standards vary
	Again make it easy for home owners to switch to extra care housing
	Also ensure an increase in community care services to people in their own homes.
	Ask older people to your meetings.
	ask tenants/relatives what they think would be best
	combined sheltered/very sheltered units
	depends on the ever diminishing moray council budget
	Do it in rural areas like Glenlivet
	Encourage care by relatives by giving adequate remuneration.
	Ensure people have a choice in where and how they live. Communication between professionals, and the individual is essential to get it right.
	Ensure that that the people who are involved in his care know how to communicate with each other and have a professional relationship.
	Ensure there are enough care homes in localities by giving permission for further development in moray
	get on with it
	have an on-site warden available on a daily basis
	have property available to let or buy in this area
Help people to adapt their own homes so that they can continue to live there as long as possible.	

Help with their rights and listen to their voices
How much would it cost?
I think reading the local newspaper would be helpful to peoples needs
Improve amenities provided in existing accommodation of elderly by advice and guidance short of incurring financial expenditure
Increase stock and services.
just do you best under current financial circumstances
Let older people know that they have this option if they are able to make their own decisions
Make sure that this actually happens
make sure we are rehousing local folk and not incomers here for free personal care etc
Not enough priority
stop allowing able bodied, young people moving into sheltered housing
There should be more sheltered housing available
There should be plenty communication between all the relevant bodies
Think outside the box! Potential to utilise unwanted high rise flats as "bungalows in the sky". Converting lower areas into community rooms, welfare staff flats, visiting family flats etc to produce a "sheltered" community. As long as control of entry / l
This all needs to be considered carefully. Remember how excited the world was about high rise blocks of flats and what a disaster they were and still are socially
watch expenditure
we have a lovely hospital at Spynie now closed it is all on the flat and light and airy good nursing care that's what we need
Only good if social life is also provided.

Action: Increase supply of owner occupied housing suitable for older people		
Q9 Do you agree this will help older people to find suitable housing?	No	%
Strongly agree	100	29.76%
Agree	130	38.69%
Neither/nor	46	13.69%
Disagree	25	7.44%
Strongly disagree	5	1.49%
Don't know	7	2.08%
Not answered	23	6.85%
Total	336	100.00%

Q9	What else could we do?
Plan ning polic y	Be stricter with local developers and only grant planning permission when they start helping the older population as well. At the moment they have it all their own way
	But if I want to change anything in my house I have to battle for planning permission, What has happened here? Why to you give the planning permission to these builders in the first place? You must stipulate that some houses must be smaller and cheaper
	change its influence now when its needed
	Change some rules about planning application for developers. They can afford it you know
	charge developers a premium if they don't comply when they build private housing
	Developers should only get planning if they agree to build appropriate amount of purpose built dwellings per site

Q9	What else could we do?
	Encourage developers to think about providing this type of housing.
	Ensure that such provision does not result in ghetto areas for the elderly.
	Gain influence over local developers
	Insist that any permits to build, by any of the large companies, must include 15% of the houses to be built to council specifications regarding size/type.
	Investigate ways of ensuring that local developers are aware of this need and provide as much encouragement and support as possible to meet this need
	Invite local builders to discuss housing need in Moray
	Local developers could be key to building what is needed rather than permission being given for reams of 'harled boxes' for the much better off
	Local developers should be encouraged via the planning department to build the right types of houses in a given area
	Make it a strict condition for planning permission and stick to it!
	make it part of the planning applications houses of this type built at building cost
	Make planning more flexible
	perhaps consult with builders for more 1 or 2 bedroomed properties to be built
	perhaps no influence at moment - but encourage a quiet worked in developers ear
	Reduce the excessive design overhead in building standards - e.g.. Not all properties have to be disabled access, just a selection, and some just elderly access.
	Scottish government needs to act on this.
	Set bye laws and ensure above is used
	the council could have more say at the planning stage
	Try to encourage - not by Grants or funding - to get local developers to see in there interest to accommodate the Council Needs - IF NOT FIND A DEVELOPER WHO WILL
	Try to get housing developers to build smaller units of land and bedrooms
	use planning gain
	Use planning system to influence local developers
	use the stone and McCarthy concept
	When developed seek planning permission, council planners should sit down with the developer and come to an agreement that there a suitable amount of housing required for the elderly
	Why not make the planning permission for firms building these housing estates to have a set amount of bungalows for older people as necessity
	Work more with local developers
	Work on changing policies that local councils can input into local planning of housing developments - looking at whole community and its needs - from young families > older people.
	If the local developers see a need they will build them, Surely planners can help
	Yes it would be a good idea that local builders mix their houses to offer smaller houses as well as the more modern large family homes
	yes they can - its called planning regulations
	Surely Council can influence where such housing may be sited with reference to "The Local Plan". When giving permission for housing developments, local developers should be made aware of council's needs.
	If you have the strategy and information to guide proposed developers then why would they not take your advice. Surely they would prefer to build what's needed and not what they think is needed. Correct information from people in the know
	The council should be able to insist on a quota of this type of housing in new build schemes
	Lobby the developers and move with them if possible to accommodate the needs of older people.
	More control/influence over local developers - possible?

Q9	What else could we do?
	<p>Why can local planning not influence what local developers are building? Heaven knows, householders have to jump through impossible hoops to gain permission to build anything</p> <p>These would have to be attractive and appropriately located to attract buyers.</p> <p>perhaps make application for planning conditions to future private developments</p> <p>Obviously there should be more control of local developers.</p> <p>Tighter development regulation is the wrong answer</p> <p>Bring in planning regulation to influence developers</p> <p>I would have thought that within current planning policies, there was 'ipso facto' some influence on proposed developments mix.</p> <p>The council need to influence developers then the planning system</p> <p>planning department should have some discretion here</p> <p>Agree that a bigger supply is needed but also feel quite strongly that one should not create gated communities of old people. It is psychologically healthier for age ranges to mix - so emphasis should be on ensuring there are good shops and services</p> <p>Provided the price is right for older people and that council have a greater influence on the sightings of these houses (not miles way on some barren landscape)</p> <p>If the council cannot tell developers what they can or cannot do - who can? The law should be changed to make that possible.</p> <p>All new building developments should have a clause built in to the planning permission in order that they provide a few small moderately priced properties for the elderly</p> <p>Some influence from the council would be appropriate</p> <p>Whilst the LA has no statutory control over private developers, I should have thought that discussions with such developers would bear some fruit</p> <p>It is unlikely developers will target this age group when building new properties</p>
Adap tatio n	<p>Advice and possibly provide some financial help to older home owners to adapt their own properties. People are often reluctant to leave homes that they have lived in for many years</p> <p>Canvas older people to persuade them of the benefits of adapting owner occupied housing for needs of older people - financial help maybe needed.</p> <p>Could be cheaper to adapt houses built already instead of buying any more</p> <p>encourage/educate the owner occupiers themselves to alter houses</p> <p>Provide practical help to ageing home owners to adapt existing privately owned homes.</p> <p>lots of older people will not want to move so help in adapting their home might be better</p> <p>In general people want to stay in own home for as long as possible - making owner occupier homes suitable for use is good idea</p>
educ ation	<p>educate people to provide more for their old age</p> <p>Education. People must be encouraged to look to the future when they get to their 60s and are considering downsizing. People still move to inappropriate houses which cannot be adapted when they become older and frailer</p> <p>Raise awareness to middle age group of thinking about future needs when buying /adapting housing</p>
LCH O	<p>Part ownerships of properties might be considered</p> <p>Shared ownership options</p> <p>Well the answer is get the Council back to building their own houses - instead of cosying up to the likes of Robertson builders etc all they do is make profits - think about council tenants are the last thing they think about</p>
	<p>A buy back & occupy scheme could help. Elderly owners living in smaller houses could sell their houses to the council and rent back. This could pay for the modifications to the house and assist the elderly owner to remain in their house. On moving on (car</p> <p>Again you need to build.</p> <p>apply for state funding or eec</p>

Q9	What else could we do?
	As the construction industry is as strapped for cash as everyone else it could be an incentive to encourage a basic house which has potential for add-ons according to income. It isn't always necessary to have high priced fixtures and fittings provided all
	Be careful not to pretend that all disabled people are able to cook etc. Too many schemes have the " correct " size and height of e.g. Kitchen units....but it is others who cook. The units are then far too low.
	buy back homes
	Check on how the needs are changing and how developers work with those needs
	Consult with builders as to what would be best way to fulfil needs of elderly
	Cut red tape. Improve running of the building
	Develop closer links with developers
	difficult increase sheltered housing with live in wardens
	Government legislation?
	Insist that any property built with floors above ground floor must have lifts
	liaison with local developers and builders
	More local publicity about workings of Council policy
	more research
	Not a flat. Think how you would feel if someone came and told you to move
	Reduce council tax for households who take old/infirm relatives to live with them and care/provide to their needs
	Release council owned land specifically for development for older people
	Research other geographical areas in UK.
	This may help if the person has a property to sell and can afford to down size. How about a partnership between council and developer

People with physical or sensory disabilities

Action: Increase the supply of accessible, adapted, affordable rented housing			
Q10	Do you agree this will help disabled people find suitable housing?	No	%
	Strongly agree	132	39.29%
	Agree	162	48.21%
	Neither/nor	18	5.36%
	Disagree	4	1.19%
	Strongly disagree	2	0.60%
	Don't know	18	5.36%
	Not answered	336	100.00%
	Total	132	39.29%

Q10	What else could we do?
new build progra mme	build houses separate from family houses
	Build more
	Carry on this policy
	Ensure that new housing is easily adapted for use by disabled persons
	Keep doing this
	Make it a large number of this type of property

Q10	What else could we do?
	<p>make more available throughout Moray i.e. Buckie, Lossiemouth and Forres - so often forgotten about</p> <p>Make sure wheelchair accessible bungalows more direct access to road!</p> <p>Do you really need 2 and 3 bedroom properties - why not increase supply of 1 and 2 bed houses - as older people are usually single person households or couples</p>
design issues	<p>There is a case for saying that every new house should have concrete ramps instead of steps, slightly wider doorways and a toilet and shower room on the ground floor. It could be a condition of planning.</p> <p>Bungalow type accommodation is expensive. Flats would be a cheaper option.</p>
planning policy	<p>all possible housing should be made suitable for special needs requirements</p> <p>Change legislation to include more accessible homes to be built by private companies</p> <p>Due to limited public transport, housing for the blind or partially sighted needs to be easily accessible to all services</p> <p>Encourage local builders to include such types of houses in new developments</p> <p>make it part of new private house builders to include these homes or their application will be turned down</p> <p>Shame private developers into doing the same. Not sure how</p> <p>Try to get private developers to do the same and assist them at the planning stage</p>
allocations	<p>Make sure that those allocating properties have a good understanding of disabilities to ensure the right tenant gets the right property.</p> <p>Make sure your present tenants are in suitable accommodation for their needs which may change after first being offered a home</p> <p>Do not adapt without input from O/T and carer organisations.</p> <p>then this property could be chased as possibility home, when tenant no longer requires they can decant and it can be used for someone else</p> <p>this may sound heartless, but if a tenant in one of these houses passes away the remaining tenant - should there be one - and is fit and able should be offered a property which leaves the adapted one free for someone who really needs it</p>
Care issues	<p>Check the people around them and have a warden going round in the evening and checking</p> <p>make sure there is enough care staff to deal with this</p> <p>Maybe in order to provide a better care package, these bungalows and houses should be built all together, where also the outside space could be made better for their needs</p>
consultation	<p>listen</p> <p>Speak to groups whom this concerns</p> <p>surely ask the disabled people</p>
RTB	<p>I would re-iterate what I said before that these specialised houses should not be sold off, but be kept by the Council.</p> <p>Stop selling them off on the cheap. Council is council</p>
publicity	<p>Let people know about these plans</p> <p>Make this more positive common knowledge.</p>
empty properties	<p>buy and renovate ex mod housing - Kinloss</p> <p>Convert empty town centre buildings (or demolish and rebuild suitable for elderly/disabled)</p>
adaptations	<p>Put the money into adapting housing rather than into surveys</p>
	<p>Contract this work out which in turn would increase job opportunities in the area</p> <p>Convert existing privately owned stock, to mix within communities. Include a claw back on sale, or requirement that sales is to appropriate person (or housing trust)</p> <p>Do we have accurate picture of the housing needs of people in Moray with physical/sensory disabilities? Would be helpful to know the size of the problem</p>

Q10	What else could we do?
	eeec and state grants should be fully explored
	Encourage senior citizens to be more active - they will then delay being sedentary
	Ensure this does happen
	increase provision for sheltered housing
	it might be cheaper to encourage their relatives with cash incentives etc
	Probably not able to do more because of present financial restrictions
	Provide supported lodgings for young people leaving care
	Important that this continues in future planning / developing.
	These people should be the number one priority.

Action: Improve the delivery performance of disabled adaptations across all tenures/landlords		
Q11 Do you agree this will help disabled people to live comfortably in their own home?	No	%
Strongly agree	87	25.89%
Agree	173	51.49%
Neither/nor	40	11.90%
Disagree	5	1.49%
Strongly disagree	2	0.60%
Don't know	7	2.08%
Not answered	22	6.55%
Total	336	100.00%

Q11	What else could we do?
Finance	A change in government thinking/policy is required, why is funding for disabilities not being increased?
	again eec grants - investigate
	Consider means testing so where possible adaptations are funded by occupant
	Look to keep the adaptations grant within the council system rather than pass to private landlords.
	Offer H&S inspection (House and garden) to owner-occupiers before they an age when mobility is impaired. They should then be encouraged to install disabled-adaptations with a small financial contribution from the State.
	Perhaps offer payment plans where the person has to pay for adaptations themselves
	Tenants could contribute toward adaptations, even a small rent of £2 per week
Assessment	access the needs of the elderly and cater for them in their homes
	assessment to ensure that they will prolong an occupants time in the property
	Cut the baloney and red tape.
	Employ an OT to the housing dept dedicated to this job.
	some people seem to demand and get any improvement available while others are turned down, more checks should be made on tenants who boast on how they can milk the system and more attention paid to the really deserving
	This would require individual adaptations therefore more input is required from tenants
proc	Try to cut down the waiting times and all the form filling. By the time the paperwork is processed it can often be too late
	work with Decora, B & Q to demonstrate different adaptations with trained sales people

Q11	What else could we do?
urement ent	With landlords and council having a similar problem, why can't more of them get together and perhaps buy in bulk or have a system with bulk buying abilities
	This must include a call off contract for anyone to use to fix costs, and use council buying powers.
	Allowing people to be able to adapt their privately owned homes puts less pressure on council housing. However when these houses are sold are they sold on to people with similar needs or are they adapted back? Possibly have a contract that these privately
	Without all the red tape needed to get help at the moment.
	Good idea but landlords should have to contribute financially to adaptations
cons ultati on	Good idea consult with tenants who are in adapted houses to see if their needs are properly dealt with
	keep in touch with all the independent Groups i.e. RNIB
	Local agencies who work closely with carers could add vital information / individuals to the mix.
	Work closely with housing, social care and health.
Tenu re neutr al	Cut out all Agencies for helping into ONE
	Give more thought to people in private sector
	Level playing field between sectors
	Push the Scottish Government (presumably via COSLA) to get their finger out and get whatever report they are generating produced as soon as possible and get some heads knocked together.
plan ning issue s	The planning process should ensure that every new house (and indeed commercial) should have the minimum adaptations built in (as above) at the start. This would then make any new property cheaper to adapt specifically in the future.
	Adaptations should encompass not only the need of present tenants but consideration should be given to future tenants who will require at least a minimum standard of adaptations
	Combined sheltered housing, assisted living and care home complexes are expanding rapidly in England. The well off elderly in the USA have had grander versions on huge real estate parks for years. Scotland should exhibit similar forward thinking
	make planning permission where necessary e.g. stairlifts easier
publi city	Ensure that available facilities are well publicised
	You need to let more people know about these plans
	employ more care staff
	carry on making life easier by small improvements
	give people back their respect
	Repair and reuse equipment (beds, hoists, handrails)

Gypsies/Travellers

Action: the Council will continue to use the Protocol and Guidelines for the Response to Unauthorised Camping in Moray		
Q12 Do you agree this will help the Council to meet its legal duty to Gypsies/Travellers?	No	%
Strongly agree	52	15.48%
Agree	109	32.44%
Neither/nor	82	24.40%
Disagree	26	7.74%
Strongly disagree	16	4.76%
Don't know	22	6.55%
Not answered	29	8.63%
Total	336	100.00%

Q12	What else could we do?
Supply	Allow small encampments (up to 3 families) in lay-bys on roads for short term (Up to a week) - remove no overnight parking signs and regulations in lay-bys - this would also benefit tourists with caravans and motor caravans and benefit the tourist economy
	allow them to purchase ground in remote areas to develop their own top over sites assist travellers to improve their own PR
	allow travellers to purchase land
	build a minimum of two halting sites one Buckie/Keith and the second Elgin/Forres
	Designate areas.
	Find halting site/sites as a matter of urgency.
	Give them allocated ground with sound amenity available to them
	Hasten the development of authorised halting sites acceptable to all parties
	have 1 dedicated site - 48 hour action team to move those who abuse
	I think its time for the Council to establish authorised sites for travellers - nothing has been done for years to address this.
	identify lots of acceptable short term sites on traditional routes through moray
	Illegal sites should be closed down and transferred to legal sites
	Make provision for gypsies/travellers - a designated site with amenities.
	More effort should be made to establish authorised housing sites.
	More sites should be provided for Gypsies/Travellers in Moray
	Provide agreed authorised halting sites.
	Provide proper sites for travellers to live to stop random parking at sides of roads
	Sites must be provided for them (with due consultation)
	Speed up the provision of authorised camping sites in Moray. Why is it taking so long?
	Supply authorised halting sites as a priority. Suggest sites where location can be accessed safely and where there is minimum risk of "NIMBY-ISH".
Supply camping sites	
payin g for servic es	Areas for them PLUS a charge to use them.
	charge them rent and time those who flout the laws
	Consider brownfield site some distance from any fixed community (an old farm?), buffering both, where travellers pay a rent to stay in exchange for rubbish collection, etc.
	Encourage them to use authorised sites and charge them for all Council services required e.g. 'use the portable toilets that are provided', clearing refuse, recycling facilities used and make sure the Police check that vehicle taxation has been paid. My e

Q12	What else could we do?
	<p>Ensure that travellers are accountable for leaving the site as they found it. Local authority shouldn't have to pay</p> <p>If I go camping I have to pay for the facilities, introduce pay as you go campsites for travellers, they are not special because they choose that way of life</p> <p>If they want to camp here, charge them after all everybody else has to pay - and stop the mess it doesn't matter where they go the mess is a disgrace - and we have to pick up the lay - NOT GOOD MORAY</p> <p>Impose fines on those who leave sites in a dirty and untidy manner. (This should apply also to those living in properties either private or rented)</p> <p>levy a charge for sites same as a caravan site</p> <p>listen to complaints of locals who have experienced 'travellers/gypsies' payment for halting sites should be mandatory</p> <p>Make them pay for portaloos etc before they are supplied. We pay council tax for our facilities, which are diminishing all the time.</p> <p>Make them pay rent and council tax like everyone else.</p> <p>raise the ground rents and rates</p> <p>they should have to pay for any services provided</p> <p>Too much is being spent on them, cleaning up after them. Get paid up front before they get services</p> <p>Whilst Gypsies/travellers or any other group in society wishes to live a particular lifestyle, then they are entitled to that. However, living outside society is not the same as living outside the law. Equally, local taxpayers were responsible for the fun</p>
Mess	<p>Block off entry to unauthorised sites. Make them tidy up before they leave sites</p> <p>Certain travelling people (fair ground operators) leave sites in general, in pristine condition. The cost of other clean-up operations removes any need for consideration of their demands. (other travellers).</p> <p>ensure they clear up their inevitable mess</p> <p>give them good facilities make sure they are kept clean and tidy</p> <p>It is difficult to know how to cater for gypsy families. Ordinary residents don't seem to like their caravans etc in close proximity because of noisy, litter dogs etc</p> <p>Make them responsible for toilets - rubbish etc not just able to make a mess and leave</p> <p>Monitor and if they leave a site in a filthy mess they should not be allowed back to that site.</p> <p>no return to sites that are abused or left untidied</p> <p>perhaps a charge made for the 'given' dates they intend to stay at the site or failure to comply should mean no access for the future if sites are not clean and tidy on departure</p> <p>There are several pieces of waste ground where travellers could go but they need to be monitored as regards to mess</p> <p>Give them a couple of sites in the country, charge rent and rates. Illegal sites should be fined and made to clean up the mess they leave behind</p> <p>Travellers bring themselves into disrepute because of the mess they leave behind. Will it be any different if they have authorised camp sites?</p> <p>Gypsies and travellers are dirty nuisance - they are often aggressive, have many dogs (what happens to that mess) and are unsightly nuisances. Place them in one designated field with strong perimeter fencing and a no space - no stay immovable policy.</p> <p>There is a conflict of ideology here. I agree that Gypsies/Travellers should maintain their cultural identity but that should not come at a cost to these that do not follow this. From what I have witnessed there is always a mess to clear when they move</p> <p>If space is made available to them this space should be rented, with a deposit which, if they leave a mess should be forfeited. I think resettlement from settled communities stems in part from the knowledge that their rates are paid for the clean up</p>
Com	Better PR . Have a proper designated site....but with a charge for facilities. This is one

Q12	What else could we do?
municipal	area where the public in general loses faith in TMC , but equally colours the reputation of genuine travellers.
	Compare Moray needs with best practice across the country.
	Hold meaningful discussions with partners involved ask them what they want, where do they want to camp stress the fact that unauthorised camping is illegal
	I don't know. Non travellers can be pretty difficult towards travellers. They must have good amenities
	keep all sides talking
	Seek support for Grampian wide / Highland site?? Join up working with other local authorities??
	Very difficult to decide where best to site travellers sites as residents have a need to enjoy a quality of life that is not affected by others way of life
	Work to remove prejudice against travellers within residential community - ethnic discrimination
	A fine is charged for overnight parking on some of moray main road parking sights can - certain parking sites i.e. woodland and known used sites by the travellers community be marked the same way. It may deter
	As tenants sign agreements to care for properties then this should be extended to include anyone using these sites. Breaking of the agreement means they loose the right to remain in the area and cannot return for a number of years.
	Assess this statutory duty compared to other housing related statutory duties on the basis of the number of people who directly benefit and the cost/year
	Do the minimum required to meet the legal requirement. Lobby the Scottish gvt to change to not accepting that travellers have rights to preserve their culture
	Educate travellers to be responsible citizens
	Encourage travellers to respect the sites and countryside so that they don't upset local communities.
	Enforce anti-litter laws with gypsies
	enforce the law with regard illegal camp sites
	Enforce the protocol and guidance more strongly. In my part of moray we have had real problems on occasions over the years
	ensure that travellers are fully aware of responsibilities to include a comment of understanding of what is expected of travellers in return for setting up site in Moray , this may also help non-travelling people appropriate the theics of the lifestyle
	evict them all
	evict those at many unauthorised sites in Moray and if the trespass, arrest them
	have to plant screen
	I don't understand why the council is responsible for people who choose a particular way of life unless they are contributing to the local economy
	I think it doesn't matter what you do for these people, they just go their own way
	If a group does not wish to be tied down why must all society make undue concession to that lifestyle at extra cost to it?
	If they are illegal - no question - out and fast
	just make sure it is for a short term they are on any site
	Last property/site provided for this specific purpose failed because of alcohol/drug problems by occupiers and site eventually demolished. Early action and supervision would have avoided waste of public funds
	lobby parliament to remove these statutory obligations
	Not sure its going to increase and we will have to accept this
	Offer them an empty oil rig out in the Sea. It doesn't matter where they are offered they will find fault or the public will scream blue murder - very tricky problem
	Perhaps record in local press just how much has been done / financial outgoings!!

Q12	What else could we do?
	Persuade national governments that freeloading "travellers" should not have more Human Rights than the settled population.
	Provide proper sites - good luck
	support to a nationwide response
	The 5 week rule seems a little short but would give an "out" for those who had been previously warned over their behaviour. Recent evidence in the Lhanbryde community has shown that those who chose to stay longer (and lived by our morals) were openly ace.
	Travellers had their site at Tyock! Expensive investment in travellers was trouble. Solution - beside Lhanbryde - a site for them owned by them
	Travellers using unauthorised sites should be prosecuted and their vehicles seized
	Use enforcement officers more.
	Wherever the Council try to make a site for travellers, they will probably meet opposition, a difficult problem.
	(blank)
	Surely they don't need Long term accommodation if they are travellers? Long term sites will turn into crime ridden ghettos and force the genuine traveller to camp wild.
	travellers know the law better than most members of the public so if they brake the law they must use sites provided
	So called "travellers" choose that way of life, they contribute little or nothing to the community, so should be at the very bottom of our priorities
	This is always a contentious issue. I agree that the council should comply with legislation as to the provision of facilities. However, most permanent residents in Moray believe that the Gypsies/travellers should make some financial contribution (in lieu

Priority 4: To improve the energy efficiency of housing and contribute to addressing address fuel poverty and climate change

Fuel Poverty

Action: Tackle fuel poverty by improving the energy efficiency of homes and by providing households with advice and information that will help them reduce their energy bills		
Q13 Is this an effective way of helping households in fuel poverty?	No	%
Strongly agree	134	39.88%
Agree	139	41.37%
Neither/nor	26	7.74%
Disagree	7	2.08%
Strongly disagree	7	2.08%
Don't know	3	0.89%
Not answered	20	5.95%
Total	336	100.00%

Q13	What else could we do?
fuel efficiency advice	Clear accessible information for families on how they can help themselves to efficiently and effectively heat home.
	Educate tenants in efficient use of energy.
	Ensure people understand how meters, thermostats etc work
	Ensure those with the greatest needs are fully aware of all the help available
	highlight cases where local residents have saved money
	Increase the use of handyman services and care and repair to help those who cannot do it themselves.
	keep pushing the energy saving measures
	Keep sending out information
	Maintain energy education to public so as drive home message of saving fuel etc
	Make information more readily available - i.e. caravans etc in town centres. So often information is only available via computer which a lot of people have no access to
	make sure owner occupiers are helped
	means test tenants for funding for energy efficient in their homes
	Newspaper adverts not read/seen by all. Use other information points - libraries, access points , notice boards, rent collection offices etc
	People need more encouragement to accept help
	Simplify the processes, make technical jargon easier to understand
Solar heating on new housing those affording. Older people can at least have some heating advice	
Yes, this sounds effective. Perhaps advice on / by CH boilers and in bathrooms to remind tenants of conservation of energy.	
Many people are fed up with cold phone calls re insulation or panels. Many of those who are in fuel poverty will only act on face to face advice if it comes from friends or relatives	
Duplication	Not sure that Energy advice is best delivered by councils. The country is awash with organisations offering energy advice; why duplicate these with public money.
	It could be useful, but such information is already available and homeowners are already being contacted individually by companies with relevant suggestions.
	Costly for small authority like Moray to do, tie in with national agencies to save costs?

Q13	What else could we do?
	these type of measures are already in place
wind farm	campaign for cheaper fuel - renationalisation if coal, oil, gas, nuclear wind and wave a fixing of policies at cost related (rationalisation abstract market related) levels
	make energy more affordable i.e. pull down these stupid wind farms as most days they don't turn
	Negotiate with suppliers to offer favourable terms to the whole of Moray. Inform central government that we in the coldest region of the country, should be the first in line to benefit from wind farm output.
	Persuade the government to stop paying subsidies to useless wind farms.
	Research shows that Scottish obsession with wind power will lead to us having to import more expensive fuels. Support the need for our own efficient power sources.
	Stop subsidising wind farms to cut cost of electricity
social housing	Council housing which is upgraded as above should never leave the ownership of the council. If legislation does not allow for this then the cost of subsidised measures, as above, should be recouped through rent increases.
	pay vulnerable peoples energy direct make sure all council properties have efficient heating
	Think there are more important things i.e. affordable housing
	My boiler is over 20 years old. Has the council plans to renew old and inefficient boilers
	My granddaughter is the only house in her area to still have storage heating which cost an arm and a leg to run but because she accepted the house with this means of heating they will not update it.
Fuel prices	Ask questions on authenticity of fuel increases
	I don't think there is much the council can really do (except what is mentioned above) it is the price of gas/electricity etc that should be lowered
	tackle the energy producers to reduce their tariffs and profits
	Why not get the first than deal in the above measures to advertise more about their products including cheap fuel prices including oil. I have never seen oil prices advertised
	Explain cost of oil etc
PRS	check up on private landlords especially those with tenants receiving help with rent
	Do not allow landlords to rent property which is not energy efficient
Planning policies	make a planning condition that all new build housing have solar/thermal heating included in the design
	There should be a reasonably priced option for listed buildings so that the householder can improve energy efficiency without excessive cost to themselves
	A more targeted system of allocated fuel allowance. No those that are really in need, instead of giving across the population
	Build an incinerator to burn rubbish and wood
	cheap loans
	Create a couple of show homes (old houses made energy efficient) in each are of Moray that can be visited by neighbours to see how it works and what needs to be done to achieve improvements
	Dispose of QIOs in Education - then making savings will pay for lots of insulation help.
	Encourage housing group tariffs i.e. multiple houses / flats group together to get more favourable discounts from the energy companies. Tap into grants from energy companies to help fund the energy reduction measures.
	Ensure all those who need help get it. Firms offering insulation are bona fide government approved
	Ensure help with insulation etc is given to those with older and more difficult houses
	ensure higher standards in new built houses

Q13	What else could we do?
	Give cheap long term loans for solar power and other renewable types of energy
	give incentives to tenants to get this done themselves
	Given more information on possible grants/help with insulation etc
	I think you have covered most things
	If I know, I would do it here.
	If people are already in fuel poverty, paying for measures such as insulation etc is likely to be difficult - need to fund them in some way
	Insist, and make everyone do it not just a couple of people
	Investigate and help these people to insulate their homes, especially when occupiers are past retiring age. At present this is not carried out - new houses move priority
	knock down really old, inefficient properties and build new specialised units for priority groups
	Lobby central government
	Lobby central government to abolish vat on fuel used for domestic use.
	look at including rent from the sun and heat from the underground and include in new and older housing
	many houses have very high ceilings which could be lowered, high stair wells etc
	Must have council rep/local government and free energy conversions if type/quality of house suitable
	new houses should be as eco as possible
	Only option is to build community owned generation and supply at cost.
	Perhaps look into a deal with energy suppliers for lower rate changes to low income homes. Bills payable to Moray Council
	Provide grants to pay for it
	Push for extension of renewable forms of energy
	source availability of grants exp state and eec
	They only insulate easy houses, stop wasting money on wall cavity etc just push to get the cost of fuel down
	use cladding - very expensive
	What is cheap fuel tariff? Provide discounts for Households providing their own systems i.e. solar panels
	Would home owners get grants to make these improvements
	If householders live in property that has e.g. only thin loft insulation they should be able to access help financially to meet the required standard and inspection of work carried out should be done diligently for the outcome to be effective
	(blank)
	Yes if the Moray Council would upgrade their ageing housing stock
	As more than 50% of moray housing will be of solid wall construction its time the councils investigated new technology coatings.
	Action rather than advice is needed
	A good idea, but quite costly, maybe increasing some rents to pay for some of it or put some of the cost onto the rest overtime
	There should be a drive to get householders to run their house at 65oF instead of 70oF. Also the use of hot water should be reduced

Climate change and carbon emissions

Action: Reduce carbon emissions from homes by improving the energy efficiency of homes and by helping householders to minimise home energy use.		
Q14 Do you agree that this is the most effective approach to reducing carbon emissions from homes in Moray?	No	%
Strongly agree	98	29.17%
Agree	138	41.07%
Neither/nor	48	14.29%
Disagree	8	2.38%
Strongly disagree	11	3.27%
Don't know	9	2.68%
Not answered	24	7.14%
Total	336	100.00%

Q14	What else could we do?
Renewables	Fit photovoltaic panels on all new council homes.
	look at including rent from the sun and heat from the underground and include in new and older housing
	Make it easier for all homes to have photo voltaic panels to generate electricity
	new houses should have solar panels
	oppose wind farms which are a cash bonus for land owners
	solar panels
	What about thermal heating from below ground? Small local wind turbines. I knew some hospitals and fire stations have them.
	When building new housing incorporate more energy saving devises as standard e.g. solar panels, east/west facing, double glazing etc
	need to include renewable technology
	Tax the fuel people who supply gas and electric there profits are disgusting. Put in German electric heaters instead of gas in council houses, less money to heat with and cleaner that gas
Hard to treat	But in the case of old, large buildings you will be fighting a losing battle. There will need to be careful planning observing the principle of diminishing returns or your funds will be wasted. Some buildings are just not capable of satisfying the ideology
	To include owner occupiers and more imaginative ways to deal with historic buildings which will need to be upgraded.
	I live in a home built over 100 years ago and I know its very energy inefficient with the walls especially. There is not space to add cavity insulation and the only means of correcting this would be to knock out the existing plaster at an extortionate cost
Grants	Push the energy companies to assist with energy grants.
	Use the fuel company offers on roof and wall insulation. Use the grants available.
	Many homes still have coal fires as well as central heating, maybe a grant to help get rid of coal fires and replace with a gas/electric fire would be possible
Information	Advertise help available more widely using different methods
	there is not enough information available
	advertising recommended companies
	As above
	Build an incinerator to burn rubbish and wood

Q14	What else could we do?
	cheap loans
	check the number of households with cars, some have 4 or 5 - all necessary
	consider more modern building designs not necessarily on traditional look/style
	Cut salaries of well paid executives
	Do not allow landlords to rent property which is not energy efficient
	educate householders on how to minimise home energy
	Ensure that as in the previous question...advertising is effective...and not expensive. Use appropriate means of communication
	It's a case of just working at improving housing on a gradual basis
	It's a cold area. We need cheaper / green energy. Build a hydro station on the upper reaches of the Spey?
	Keep a beady eye on cost
	Lobby central government
	Maintain energy education to public so as drive home message of saving fuel etc
	Make all homes more energy efficient!
	monitors for people to see exactly how much energy they use; timers to make the most of 'cheap price tariff' 12pm - 6pm etc may help
	most people will carry on as before
	offer incentives if people do it themselves
	Offer schemes to council home owners that would allow them to improve the insulation of their homes without waiting for councils to do this. This would save them money so would repay their outgoings.
	Provide incentives to home owners to change windows and doors, and to add insulation e.g. not just the lower income families
	Reduce tax on the building costs of energy efficient houses
	Say what you are actually going to do. If that is the position then be honest.
	Tell the Scottish government to get stuffed!!! And live in a real world
	The impossible. Persuade politicians to admit that they were conned into believing the Greens lies.
	Use bicycles for all journeys on Council business within 5 miles of base. Introduce car-share schemes for staff
	use explanation re home energy
	We are being 'driven' by a blind and aggressive policy of reducing carbon emissions. Scotland's overall contribution is minute and given the current financial climate, we should be placing more priority on economics rather than being 'green'. Pressure the
	We need to reduce carbon emissions due to the amount of carbon left to burn. Global Warming is a red herring as the latest Met Office info say's that has been no Global Warming for the last 14 YEARS.
	Work with Scottish government to reduce box-ticking schemes and focus on effective measures
	Investigate and help these people to insulate their homes, especially when occupiers are past retiring age. At present this is not carried out - new houses more priority
	(blank)
	Seek and publish (Local Press) innovative ideas
	Any improvements made should be means tested as under the present Scottish Energy Saving Scheme at present it isn't - you only had to be over 75. I know several people who have benefited from this initiative who would not have had it

Priority 5: To improve the condition of Moray's housing stock

Action: The Council will operate a Scheme of Assistance to help owners improve the standard of their homes		
Q15 Do you think the SofA is an effective way of helping owners to maintain their homes in good condition?	No	%
Strongly agree	50	14.88%
Agree	97	28.87%
Neither/nor	82	24.40%
Disagree	61	18.15%
Strongly disagree	14	4.17%
Don't know	11	3.27%
Not answered	21	6.25%
Total	336	100.00%

Q15	What else could we do?
Grants	Assess owners and give funding as necessary. This could mean more safety and ability to stay at home and not require care
	Give grants
	Grant assistance could be offered to elderly people to stay in their homes if they could be upgraded
	Grants would encourage people to do the improvements safely
	No money available for grants but council needs to re-consider when the economy improves
	offer a grant or an easy repayment scheme
	offer financial assistance in certain circumstances
	offer grants
	Offer grants and/or cost price materials.
	offer loans if no grant available
	offer some help towards the costs
	Provide loans to cover repairs/improvement costs at cheap interest rates
	Provide some form of financial support but economic constraints etc
	Source grants (EU, UK, Scottish). Provide contract, low cost, developers using the council's purchasing power.
	there is no point in giving information if people cannot afford the repairs without some grant aid
	Therefore the same grants should apply to owner occupied as well as rented
	Think they could offer grants to help improve housing
	Try offering a minimum grant
	Under some circumstances, grants could be justified
	yet again, pursue the option of grants and how/where to get them
Usually the reason a house needs repairs which haven't been attended to is lack of funding. More access to funding needed.	
Advice and info is one thing but people need money to improve their homes. If you can't offer grants then consider offering VERY LOW interest loans so people can improve their properties.	
All the information and advice available will not give owners the financial means to carry out repairs/improvements	
some kind of grants should be made available also advice	

Q15	What else could we do?
	Alter your policy on Council help or lack of help in a financial way
Publicity	address publicity issues, perhaps by sending information out with the council tax annual letters
	How do we spread the message and access for all
	leaflet owner/occupiers
	spread the word about the scheme and allocate a budget that can be bid for by appropriate submissions (costed and achieving desired outcomes)
	A lot of publicity is needed to tell people about this
loans	cheap loans
	Could be repaid over a period of time in instalments.
	Offer grants - e.g. on loan repayment basis.
	Would a government lending scheme work with very low interest rates. All private landlords should be registered or they should get a large fine
trusted traders	Provide a list of plumbers, painters, electricians etc who will do a good job at a competitive rate so the elderly and vulnerable are not cheated.
	Supervise repairs/maintenance to protect older people from being taken advantage of financially
	This can only be effective if advice given is accurate and includes lists of reputable trades people with proven track records
Duplication	A Scheme of Assistance implies financial assistance. This type of advice can be sought elsewhere - is it worth the Council's money setting up an advice scheme
	Advice available elsewhere. Council not first place to look for advice
	Plenty information and advice available to home owners already. Wouldn't say this should be a priority in council expenditure
PRS	Is there a register of private landlords? Can the properties they rent be registered and inspected if there are any problems. This system could be financed by the landlords.
	Private landlords (Owners) must ensure that what they offer is of the same or superior standard to that of the council or housing association. Measures should be put in place to enforce this.
	Private sector landlords should remain responsible for the costs of keeping houses in good repair
hard to treat	Remember that not all homes were built post war and are not designed with the clarity of building with fuel costs in mind.
	To include owner occupiers and more imaginative ways to deal with historic buildings which will need to be upgraded.
	Avoid penal taxation on empty property, as this may result in empty properties being demolished instead of being refurbished
	Could communities form groups of willing people who could help - pooling their skills to help each other surely
	Discounts should be givenwhen tenants make this a priority and do something themselves
	Encourage tenants to take care of rentals which are, after all, their homes.
	Just because people own a house or houses doesn't mean they can afford to meet cost of repair on improvement. I know we have all been there.
	leave owners to their own devices
	let the owners take responsibility for condition and upkeep
	Lobby central government
	More information in the way that Council can assist in Solar heating and energy exchangers
	more practical help
	Move the council offices to smaller premises and use some of their present budget to help OAPs and poorer people into suitable housing

Q15	What else could we do?
	Need also to improve/maintain the environment. There is little point in having good housing when the grass is 2ft high and the streets are full of weeds
	Perhaps if there were a squad of volunteers willing to give up a couple of hours a month to help do the work (for the real needy_ that would help keep the costs down.
	Serve notice to owners where required surely a dept already exists. Sofa is yet more jobs for the boys
	Spread the cake. I see council property constantly upgraded. I could do with help
	Tell property owners to bring their properties up to standard
	The council used to maintain their own homes now it's like being a homeowner without the mortgage.
	The let them live with it. What sort of help is this
	This could be done by local DIY outlets/workmen
	To promote such a service so as people feel able and motivated to use service
	Too much red tape and rigid rules put people off. This needs to be changed
	Use the law to enforce these improvements if at all possible
	use the money elsewhere
	(blank)
	There should be a central government initiative for this
	It would be better to send out energy surveyors to each home and survey. This would become part of the home report

Action: The Council will continue to prioritise elderly and disabled people for support under the Scheme of Assistance (SofA).		
Q 16 Do you agree that the Council should continue to prioritise older and disabled owners for support under SofA?	No	%
Strongly agree	106	31.55%
Agree	167	49.70%
Neither/nor	27	8.04%
Disagree	11	3.27%
Strongly disagree	6	1.79%
Don't know	3	0.89%
Not answered	16	4.76%
Total	336	100.00%

Q16	What else could we do?
means testing	Again they should contribute to the cost
	But those who can afford it, should pay means test
	Elderly yes need assistance but should be means tested.
	this should be means tested
	I do feel although grants should not be provided to people with capital assets over £10,000.
	it should be means tested
	Financial assistance should be means tested
	Feel that in privately owned homes, council should have some way of recouping money only if means tested otherwise the home owner increases value of property at Council's expense
	Should be means tested for elderly
	Means tested - should be

Q16	What else could we do?
	Provided there is a sliding scale of affordable contribution
	But monitor it. Many older people are very wealthy and can afford to pay so much yes, if they cannot afford it and already receiving benefits or some other practical measures is used
eligibility	anything that can help people stay in their own homes should be carried out
	Ensure no one falls through the net
	for disabled people, council could meet all the costs if really necessary (if the disabled person could not afford the cost of the work)
	The assistance needs to be carefully targeted
	Give them all they ask for
	the elderly should be eligible whether disabled or not
	In theory the care and repair service is an excellent concept. However the scheme is poorly financed and therefore is ineffective in delivery the level of service required to assist those in need
	What about poorer families with young children
	Priority should be based on need, not age or disability
	sector you need to get right is not private
	Look at all disadvantaged groups to ensure that no-one is left disadvantaged.
	Under no circumstances, should funding for this section of our community be cut and the whole process should be make quick and easy - cut the red tape
	Its not only elderly and disabled people that struggle
trusted traders	Keep doing the same, and as well as money, have a list of reliable workers, whom old people can trust.
	This could be subsidised via voluntary groups
	Older people and disabled owners need to know that they can trust the people who are carrying out the repairs in their homes
	Okay - if the council again works with a social enterprise (rather than private contractors) who will fix the repairs and not for profit this would be better. The council fixing them themselves is usually badly managed and not enough staff
	Supervise repairs/maintenance to protect older people from being taken advantage of financially
	The Council should train their own team of 'adapters' from existing manual workers. It would save money
	Perhaps if there were a squad of volunteers willing to give up a couple of hours a month to help do the work (for the real needy_ that would help keep the costs down.
Publicity	Again the show house scheme might be helpful or road shows illustrating before and after effects. The emphasis on how it can be achieved and the benefits that accrue.
	Ensure that older and disabled owners are aware of this assistance
	Ensure that this information is readily available.
	Have a dedicated team who will follow up after initial contact, whether by means of leaflets or others
	spread the message
	Possibility of more specialised housing being built which would be more effective and efficient.
	Streamline
	but do not charge over the odds
	Encourage cooperation between services
	Encourage relatives/communities to support older people.
	ensure those who cannot afford adaptations get priority
If they had money to buy in the first place let them pay for their won repairs Moray should look after their own tenants	

Q16	What else could we do?
	more
	More 'hands on' advice and guidance, preferably by a visit from a qualified expert.
	Perhaps encourage people in this group to access facilities from other sources?
	The grant to adapt homes is often swallowed up by the architects fees that the Council cause to be used, so the homeowner has to wait longer and pay about the same as just employing a good builder
	What about use of Moray Handyperson service in this??
	OK so long as they don't have to pay back the money as many old people don't have savings and now as pensions are so low.
	I agree with this but I am still wary of a minority people exploiting disability to avoid work.
	In the long run, if the elderly and disabled receive financial assistance, it would probably enable them to stay in their own homes, which may save money in the long run

Action: The Council and housing associations will ensure that their housing stock meets the Scottish Housing Quality Standard (SHQS) by 2015.		
Q17 Do you think that the SHQS is an effective way of improving the quality of housing in the social rented sector?	No	%
Strongly agree	43	12.80%
Agree	150	44.64%
Neither/nor	72	21.43%
Disagree	9	2.68%
Strongly disagree	2	0.60%
Don't know	37	11.01%
Not answered	23	6.85%
Total	336	100.00%

Q17 What else could we do?
accelerate deadline of 2015 if possible
Bring all housing up to standard by December 2013. This will have an added benefit of creating employment - which will be of economic benefit and lift ?????? Benefits and fuel poverty
concentrate of priority cases
Don't know for sure
encourage private streets to comply by giving prizes if they do
Ensure that houses are looked after by tenants
exceed SHQS
Help where help is needed
If council thinks SHQS is not correct lobby Scottish gvt for changes
Insist that private landlords within Moray adhere to the same standards
Keep trying
Liaise with local developers - could this be part of action/liaison re Q9?
Make this information more publicly available?
monitor SHQS
Needs to be extended out to cover private landlords.
On spot inspections by the regulator would be a good idea or spot interviews with tenants
People need to know what SHQS are so that they can inform landlords if their property does not/will not meet these standards
Publicise the SHQS so we have an ideas of what to needed to improve the housing stock
Stop prioritising foreigners and people who don't pay rent or council tax!
What about tax paying private house owners????

Priority 6: To promote successful, safe, sustainable communities and social inclusion

Action: The Council will continue to promote tenant engagement with the work of the Housing service		
Q18 Do you agree that it is important that tenants continue to have say on how the Council delivers services to local communities?	No	%
Strongly agree	112	33.33%
Agree	154	45.83%
Neither/nor	38	11.31%
Disagree	7	2.08%
Strongly disagree	2	0.60%
Don't know	4	1.19%
Not answered	19	5.65%
Total	336	100.00%

Q18 What else could we do?
Also important that those views are listened to.
listen
listen a lot more
Listen more when people object to what you are doing
Listen to tenants concerns and act on them
listen and to only to tenants homeowners also pay community charge and should have a say as well
listen then act
Listen! Take heed!
A Tenant Participation Strategy is an awful uninspiring and frankly boring topic. Having neighbourhood hubs, making them fun, include access to childcare, playgrounds and a community centre for each for the smaller areas of tenants give them a chance t
Allow people to accept that if they do not take an interest in their area then they have no say in its progress.
be more selective - social mixes don't work
Clear and concise social expectations expected of the tenant.
don't let minorities impact on service delivery - make participation meaningful
Encourage people to speak up. Mobile van to go round housing areas to encourage people to speak up. Advertise through shops etc. Have a counter in Asda or Tesco where tenants could meet officials on a daily basis. Go out to meet the people, not get them t
Estates will be built more and more on the outskirts of towns and will need better bus services or cars will always be required
Find more ways to encourage tenants to take an active role
Get inspectors and go round all properties including Moray Council that are vacant and do something with them. I know there are quite a lot belonging to MC which have been empty for years.
Get more people involved and prove their opinion matters and makes a difference
Ground rules. Tenants need to obey as well. In a moray, a relatively small area, it's often the same old folks....etc.
Have a locally based ombudsman panel to give fair judgement on disputes.
Have local open sessions with tenants - on housing estates and not in town halls
If there's dog fouling or anti-social behaviour - don't muck about, give them a fine or an ASBO

Q18 What else could we do?
Involve community councils in this process if they so agree
It is very important indeed go into communities, make an empty council property available for a short period of time. Record views and move on to another area.
It's not good trying to make estates without cars, it won't work
Keep encouraging the work of tenant associations and encourage councillors to attend them.
Keep public informed
Lead towards a bright new future - not just consult?
let the council get on with it
Link with local councillor to arrange regular meetings with tenants, particularly where new developments are not involved. To ensure any "teething problems" are advised and resolved.
look at your budgets closely
Make sure that sensible suggestions are listened to and taken on board!
Regarding the dog fouling if police or someone appropriate were in the High street early in the morning when people are going for their papers they would catch them not lifting the mess from their dogs. If their names were mentioned in the local paper the
rural outcomes need to be examined closely and upgraded
Small council house areas not huge council housing estates
Some areas seem to have young tenants and this sometimes creates a ghetto with lots of social problems. Mix tenant ages more
stick to your contracts/commitments
stop reinventing the wheel
stricter controls of tenants - 3 strikes and out
The council have already cut back on much needed public transport causing people to lose jobs, this is wrong
Try focus groups in different parts of Moray with the aim of putting the work of the Housing service under the microscope
Try to tackle the problem with stronger actions on anti-social behaviour
You need to cutback in staff standing about watching others work. Wasteful labour
Yes! Tenant participation is always a good policy. However, making a bland statement about estates being "less dominated by cars" is over-simplistic for rural communities and counter to today's aspirations and any understanding of younger generation life'

Action: The Council will continue to engage with residents and partners in the community planning process		
Q 19 Do you agree that the Community Planning Partnership contributes to improving the quality of your neighbourhood?	No	%
Strongly agree	56	16.67%
Agree	124	36.90%
Neither/nor	83	24.70%
Disagree	25	7.44%
Strongly disagree	8	2.38%
Don't know	20	5.95%
Not answered	20	5.95%
Total	336	100.00%

Q19 What else could we do?
All we ask is for equality. One example would be earlier clearing of snow
Continue to allow people to make reasonable decisions about their neighbourhood.
CPP activities need to be promoted widely. Case studies to be highlighted
Do not destroy Wittet Drive neighbourhoods quality, chose an alternative relief road
Encourage more of this
Ensure communities have a voice in CPP
Ensure we all know
Give maximum consideration to local forums and give as much newspaper coverage as possible.
Give you some feed back.
Impose a responsibility on education services to educate individuals regarding the effects and cost of dealing with all types of unsociable behaviour
It is very important indeed go into communities, make an empty council property available for a short period of time. Record views and move on to another area.
Keep asking residents
Lead not consult. Inspire not react
Leave it to the local residents and visible supportive policing. We do miss our community warden in Forres controlled by the police. Poor move by Moray Council
listen to residents
Make moray community planning partnership ??? To be better know - most people unaware of its existence
Make public any decisions made or undertaken and displayed soonest - where?
Make the CPP campaign for the community.
meet the public out on the street
nothing
Practice what they preach
publicise
publicity to public
Publish results that are presented in an understandable format and relevant to the community in all its social groups
Re-instate recently cut its services so that all communities have good access to services. Also stop the proposed closure of libraries as they are a point of access for many
run Moray Council with proper professionals as opposed to self interested parties
sack them who lie and flaunt their responsibilities
spread the message
Take more care to listen to people and what they want for their community
The CPP has to get out and publicise itself. Again, advertising itself in local supermarkets might be a useful start.
Tidy up our local walks .e. promote the Lynn Falls for people to walk up it's a beautiful walk for local people to walk up or was until they opened the local school here, visitors think its disgusting now
Use CPP framework to set up neighbourhood projects which are desired by residents, fully understood by residents and actively engage residents.
when a scheme is beginning leaflet or even visit nearby residents with up to date info on what is happening - stops rumours and myths

Action: Housing developers should improve the design of new housing estates		
Q20 Do you agree that the design of new housing estates needs to be improved?	No	%
Strongly agree	105	31.25%
Agree	122	36.31%
Neither/nor	59	17.56%
Disagree	10	2.98%
Strongly disagree	3	0.89%
Don't know	16	4.76%
Not answered	21	6.25%
Total	336	100.00%

Q20	What else could we do?
Planning issues	Be more rigorous in approving planning applications. Go out and look at what has been done, and do an evaluation of what has been produced.
	Build houses tailored to Moray residents' needs.
	Develop vacant sites in towns, stop the sprawl out of towns.
	Dialogue between planners and developers
	Ensure developers pay for new woods roundabouts bridges upgrading sewers etc
	Ensure that new developments fit with the existing community and facilities
	Force developers to improve on plans submitted.
	Forres is a town where people come for holidays, it isn't ultra modern which is part of the charm. The new paving in the High Street is just lovely. It would be nice if new housing estates could be a little less modern! But that's just one opinion.
	I think moray planning dept needs to be improved
	Less amount of housing per acre stop planners allowing houses to be squeezed into tiny plots despoiling villages.
	make sure the developers pay for this
	More free space and enlarge garden size would be good for exercise and wellbeing
	new housing estates should be smaller, spread around town and include gaps to be filled in later by a different style of house to create more interest
	small developments in rural areas
Designs need to be thought about much more carefully, e.g.. Storage and energy efficiency	
facilities	A common meeting place - central locations, benches to meet at or sheltered summerhouse/hut
	Combine with regular public transport links. Adequate provision of space to store all the wheelie bins now being issued at each home. Provision of cycle paths to link them with town centres
	ensure playing areas for the young
	ensure that amenities are available near housing developments also transport
	ensure that planners put in green space and maintain it at an acceptable level
	Targeted amenities
	Thin out established estates to give more space for children's safe play areas
Street scap	have off road parking for people visiting - save choking up the road
	less dominated by cars does not tie in with bus subsidy cuts
	Make sure all houses have proper road access to their homes.

Q20	What else could we do?
e	<p>Parking spaces in car parks also need to be made wider. It's getting more and more difficult to get out of my car because of these wider cars</p> <p>Provide parking area near/away from streets in new housing developments.</p> <p>There are definitely more car owners within families, and it is essential that there is sufficient parking space whether driveways or other parking areas. And play areas. Both of these seem to be sadly lacking in many estates.</p> <p>The housing developments should be more child friendly i.e. not building a play area beside a main road and roundabout</p>
	<p>as long is there is quality</p> <p>Ask people to comment on new schemes before they are built. If the flood relief day in the Tolbooth - it was very well done.</p> <p>Ask pupils at Moray Schools to come up with ideas / plans. They are the future....</p> <p>Check with other Scottish Las to see whether the moray scheme is a model of best practice.</p> <p>Consideration of local communities / needs / resources etc important</p> <p>Council don't have any money, who pays?</p> <p>Discuss what would be best in that area look at housing design.</p> <p>Gated communities like Knightsbridge?</p> <p>Have a look at what is being done on developments in SW England. Traditional Rows may not exploit this.</p> <p>Houses going up the Grantown Road out of Forres seem to appear like a Rash of measles</p> <p>Insist on creating a sense of community in new housing estates - shops, community facilities, places for residents to meet and mingle</p> <p>Keep thing small and simple, say a terrace that includes family home, single people home and old people/disabled homes. Teach people to live together.</p> <p>MC get up and take a look at all your empty properties and ground. Short of money - well sell either that or do build on it.</p> <p>More attention needs to be paid to residents concerns</p> <p>need to communicate with different services</p> <p>Not my area of expertise, but a sense of being proud to be local needs to be developed.</p> <p>Nothing too way out. Ensure the quality is good and reasonable priced</p> <p>Put decent people in the houses</p> <p>seldom update or revision - planning dept to encourage more forward views to incorporate new ideas in design</p> <p>stick to basics - do it well</p> <p>Stipulate that these and any other measures are put in place before planning consent can be granted.</p> <p>stronger action needs to be taken</p> <p>There is still lots of people who are alone in council property who live in 3 bedroom houses could they be put into one bedroom house. Let the bigger houses to families</p> <p>This should be expanded for all communities, not just new builds.</p> <p>Treat people as humans, not every ?????</p> <p>wait until the recession is over</p>