

## P-04-489 A National affordable and priority housing Act of Wales

Petition wording:

We call on the National Assembly for Wales to urge the Welsh Government to create a National Housing Act of Wales to regulate the building of new houses in accordance with sustainable, affordable local and national needs and capabilities: to be regulated by an exclusive independent Welsh Inspectorate and Welsh housing projections panel. Around 80% of all new houses built in Wales, whether for renting or selling, should be local need, affordable housing (priced proportionally to average local authority wages) and priority given to local authority residents (people who have lived or worked continuously in the area for 10 years or more, or have work, business or other immediate spouse/family connections to the area). This will ensure that most of the local money flow circulates within local economies, keeping them healthy to develop within their means. This is a similar policy to the ones practised in National Parks in England such as the Peak District and North York Moors.

Supporting information:

A housing act would guarantee that new all house builds are built in strict proportion to the existing urban/rural balance and within the means of the economy, social cohesion and infrastructure capabilities of the local authorities, and of Wales as a whole. A basic minimal amount of new houses/flats could be built at the discretion of local authorities under agreed guidelines, with any other new houses/flats having to go through the scrutiny of an independent Welsh Housing Inspectorate and Welsh Government. Disproportionate high housing prices in many areas of Wales can often result in local families being driven out of the areas where they've grown up. The focus therefore needs to be on real local need including affordable housing and renovating existing buildings, rather than on unsustainable housing projections conjured up by far removed civil servants.

Petition raised by: **Sovereign Wales**

Date petition first considered by Committee: **4 June 2013**

Number of signatures: **28**