



Flintshire County Council Prospectus

Draft December 2022

Summary of Local Authority Priorities for Social Housing Grant

- General needs for social rent and intermediate affordable housing based on the local areas need as demonstrated via SARTH and Tai Teg
- 1 bedroom accommodation
- Specialist housing provision (wheelchair adapted/ larger properties/ special needs) to be included within all housing schemes where the development site is deemed as suitable and appropriate subject to feasibility and financial viability
- Extra Care scheme in Buckley subject to budget provisions within Social Services funding
- Supported housing for specific client groups (e.g. learning/ physical disabilities/ complex needs/ mental health) and suitable model, progressed in partnership with Social Services and Housing Strategy
- 16-24yrs supported housing and hub
- Homeless temporary accommodation hub

Last year the Welsh Government required that each Local Authority develop a Housing Needs prospectus to be updated on an annual basis. A review of the Prospectus has been completed and a draft has been developed for approval.

Not surprisingly the content and priorities have not changed significantly to alter the direction of travel set out in out in the first iteration.

The most significant change noted is the increase in demand for Social and affordable housing.

Section 1 – Strategic Housing Priorities

The Flintshire Housing Strategy and Action Plan 2019-2024 sets out the Council's ambition to provide affordable housing across Flintshire. The Strategy identifies three strategic priorities:

Priority 1: Increase supply to provide the right type of homes in the right location.

Priority 2: Provide support to ensure people live and remain in the right type of home; and

Priority 3: Improve the quality and sustainability of our homes

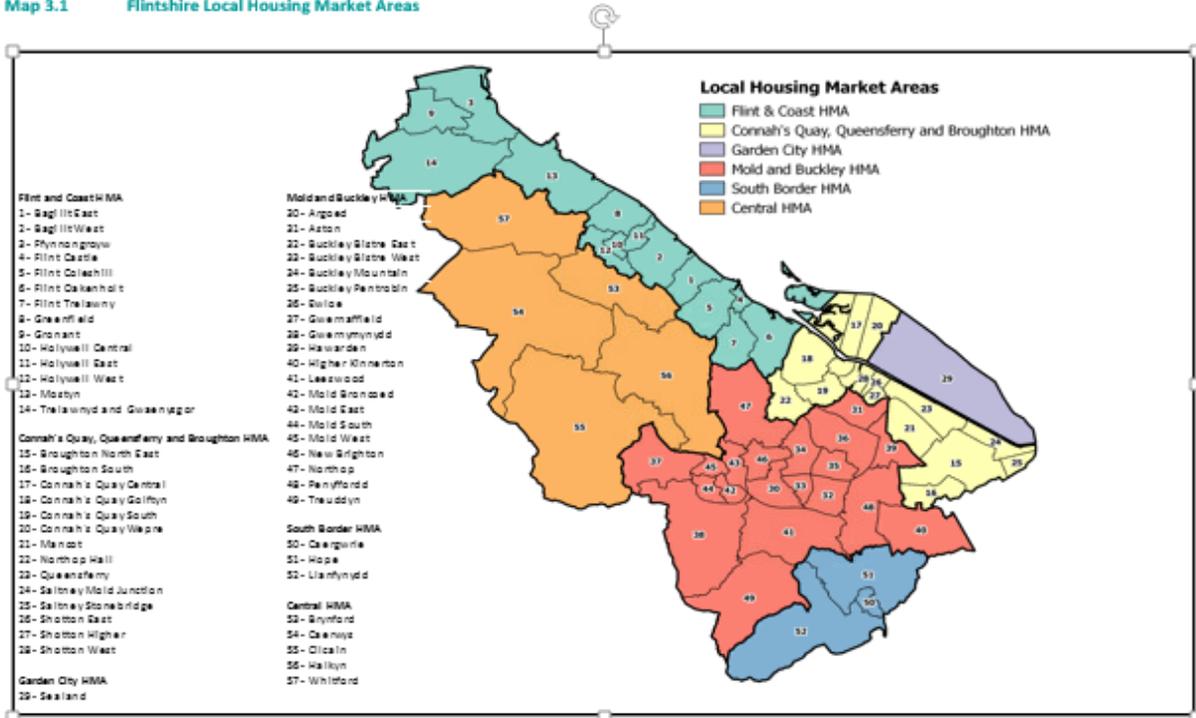
The Housing Strategy (2019-2024) has an accompanying action plan and provides the following outputs:

- To meet the annual shortfall of 238 affordable housing as identified in the Local Housing Market Assessment (LHMA) 2019 (Addendum February 2020) by delivering the following tenures:
 - (i) To increase the number of new social rent properties (RSL or Council) by 86 per annum
 - (ii) To increase the number of intermediate rent properties (NEW Homes or RSLs) by 57 per annum
 - (iii) To increase the number of intermediate ownership properties (through s.106 provision or RSLs) by 95 per annum.
- Deliver 5% (10) new build properties per annum to meet demand for specialist provision.
- Deliver 20 major adaptations on existing properties per annum (all tenures).
- Increase the percentage of one bedroom social rented properties by 20% (16) per year of all new build social rented properties.

Section 2 – Housing Need, Demand and Priorities

The Local Housing Market Assessment (February 2020) defines six Housing Market Areas, shown in the map below and detailing Council Wards.

Map 3.1 Flintshire Local Housing Market Areas



The current LHMA identifies an annual shortfall of 238 affordable units. The assessment recommends a need for the following property types:

- 1/ 2 bedroom, general needs (45.6%)
- 3 bedroom general needs (28.3%)
- 4+ bedroom general needs (12%)
- Older persons' stock (14.1%)

And suggests the tenure split as below.

- Social rented (30%),
- Intermediate rent (30%) – where rent levels are usually based on a Local Housing Allowance or 80% of the open market rents
- Affordable ownership (40%)

This tenure split is sought on private developments and secured as planning obligations. However, a different tenure mix will be developed on RSL or Local Authority led schemes where a higher number of social rented homes can be achieved. Instead, tenure mix will be determined on a site specific basis taking into account housing need, size of development, local area, and overall scheme viability.

The current LHMA is due to be updated circa Q4 of this Financial year and will inform next year's Prospectus and the review of the housing Strategy 2024-2029

Summary of social housing stock including RSL stock

There are 9,919 social rent dwellings in Flintshire. The table below shows the property types for the social housing stock (figures include FCC and RSL stock, May 2021 data).

Property Types	Stock numbers	Approx. Percentage
Studio	23	0.2%
1 bed flat	640	6.4%
2 bed flat	538	5.4%
3 bed flat	21	0.2%
1 bed bungalow	332	3.3%
2 bed bungalow	159	1.6%
3 bed bungalow	12	0.1%
4 bed bungalow	2	0.02%
1 bed house	25	0.2%
2 bed house	1435	14.4%
3 bed house	4028	40.6%
4 bed house	183	1.8%
5+ bed house	12	0.1%
Over 55/ sheltered studio	90	0.9%
Over 55/ sheltered 1 bed	1422	14.3%
Over 55/ sheltered 2 bed	969	9.7%
Over 55/ sheltered 3 bed	28	0.2%
Total	9919	

Three bedroom houses make up the highest proportion of housing stock at nearly 41% and 25% of all social housing is designated for the over 55's or sheltered housing.

There are very few larger homes with 4 or more bedrooms or larger bungalows with 3 or more bedrooms. The number of 1 bedroom flats for general needs is low in comparison to the number of people who need this size of home.

Housing Need and Demand

Flintshire is uniquely placed as the gateway to Wales. The county of Flintshire is situated in North East Wales. Cheshire lies to the east, Denbighshire to the West and Wrexham to the south. Flint and Mold are the main town areas.

The main population centres are in the towns of Flint, Buckley, Deeside and Mold. The remainder of the population are located in, either a westward linear pattern extending along the Flintshire coast, within more rural and dispersed communities to the central and western areas of the County or in more commuter-based villages to the south and east.

Demand has increased. As at the 26th October 2022 there were 2519 Applicants on the 'Social' housing waiting list (an increase from circa 2088 in July 2021).

At a more detailed level, housing need is identified through the 'Social' housing register, known as SARTH (Single Access Route to Housing) and through the Tai Teg register which holds details of applicants who wish to apply for 'affordable'/ intermediate rental and / or purchase properties via the 'affordable' route. .

According to the 'Social' housing register data (May 2022) Mold, Flint, Connahs Quay, Buckley and Shotton are the areas most in demand and by and large align with the current distribution of the population.

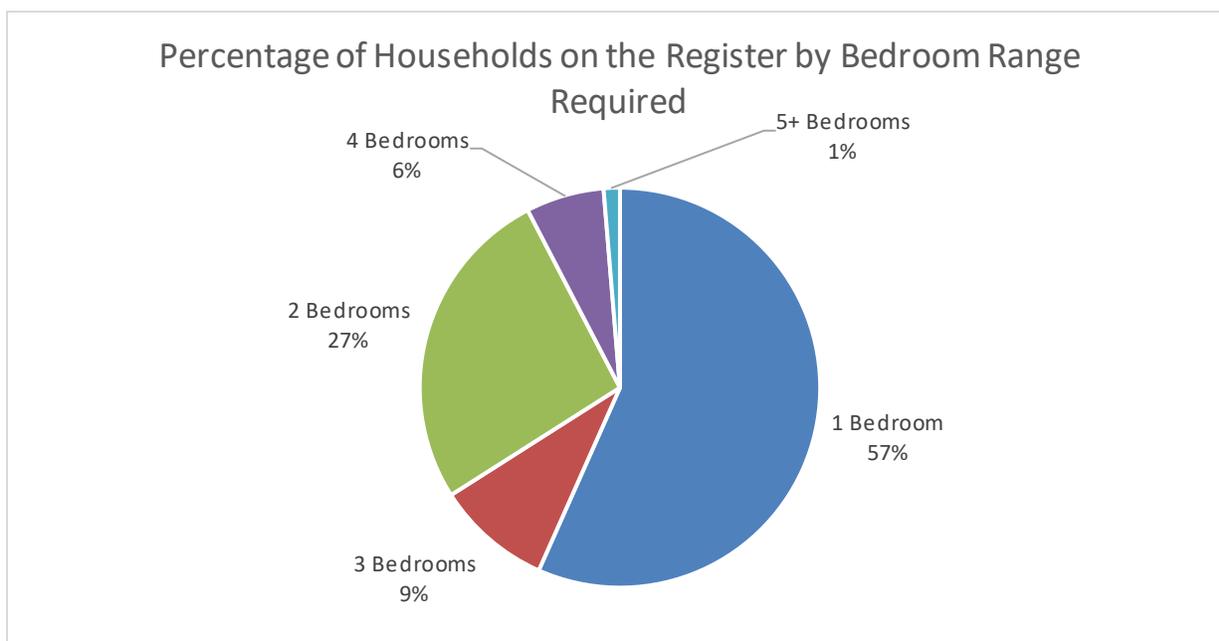
In addition, according to phase one of Census 21 results (28/6/22), the population in Flintshire has increased by 1.6%, from around 152,500 in 2011 to 155,000 in 2021. There has been a significant increase over of 23.7% in people aged 65 living in Flintshire and a decrease of 3.0% in people aged 15 to 64 years.

Property Types

According to the Social Housing register the majority of these households require 1 bedroom accommodation. The next highest demand property type is 2 bedroom houses and there is also a need for larger property types 4+ bedrooms.

The highest demand for 1 bed properties has historically been for Mold, but as at 24/10/22, the area with the highest demand for a 1 bed property was Shotton. The majority of applicants are in Band 2 which includes homeless applicants.

(Information as at October 2022)



Demand Areas

The five areas with the most significant demand remain Mold/Mynydd Isa, Flint, Connah's Quay, Buckley and Shotton/Queensferry.

As stated previously the highest demand for 1 bed has historically been Mold but as at 24/10/22 Shotton had the highest demand for 1 bed properties.

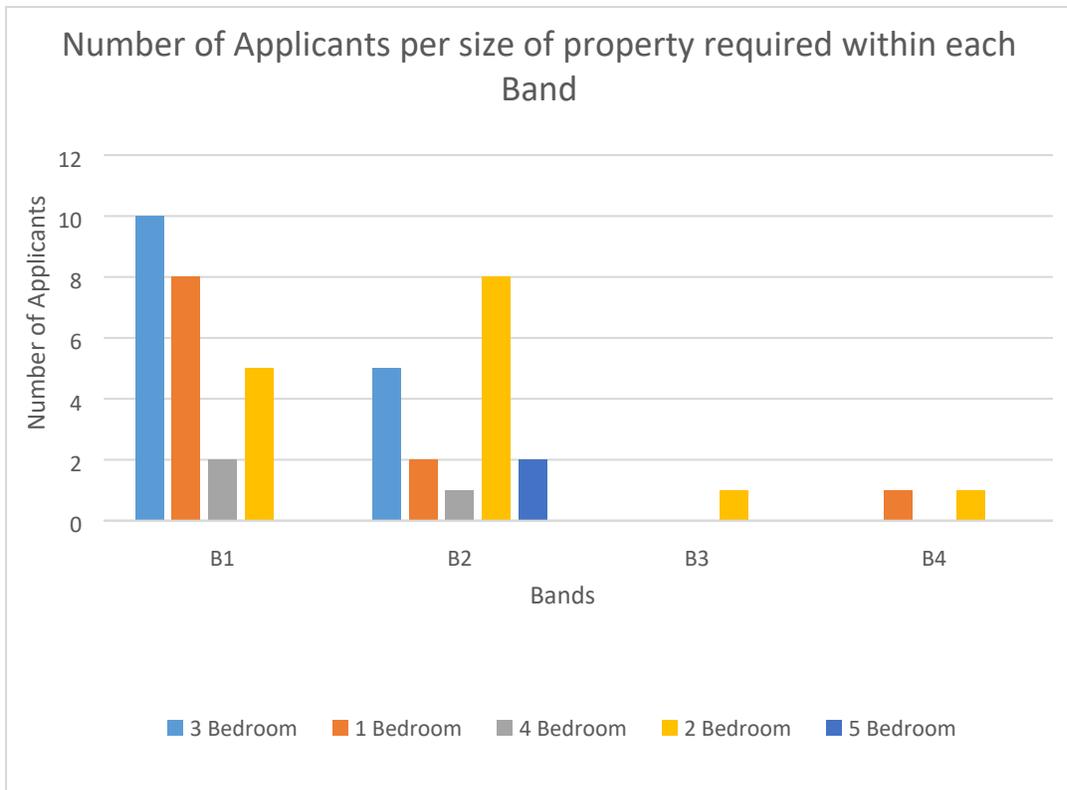
A breakdown of demand for each property type is available by SARTH housing area and can be provided on request.

Specialist Housing Register

The Specialist Housing Register (SHR) consists of households who have applied to the social housing register via SARTH and whom cannot be easily rehoused within the existing housing stock.

As at October 2022 there were 46 Applicants (52 July 2021). The majority of whom (25) were in Band 1 which includes those with an urgent medical, welfare or disability related need. Around a third of all applicants (15) require a 3 bedroomed property. For those in Band 1 this increases to around 40% (10) of the applicants.

There is demand in most areas of Flintshire and the greatest need is for 1 and 3 bedroom adaptable properties. The preferred property type is a bungalow



Homelessness

The number of homeless presentations to FCC as at 31/3/22 was 1372.

In March 2016, 75 FCC households were in emergency/temporary accommodation. As at 31/3/22 there were 101 increasing to 115 households by the 25/10/22.

Due to the shortage of suitable homes, the move on from temporary accommodation is challenging and can take a long time. The Council aims to ensure that everyone who has been provided with temporary accommodation will be supported into long-term sustainable housing that is suitable for their needs.

The council is working on a revised strategy and policy framework to incorporate Welsh Government’s aspiration to introduce the Rapid Rehousing model for future allocations across Wales.

Tai Teg Register

Tai Teg manage the ‘affordable’ /intermediate housing register which includes homes to rent at intermediate rent and homes to purchase. Various purchase options are available including Rent to Own, Homebuy, shared equity, discounted s106 properties,

shared ownership and self- build. Applicants may register to apply for homes to rent and /or to purchase.

In Flintshire, as at the 28/7/22, there were a total of 748 households registered and ready to apply for intermediate rental properties and a total 571 households registered and ready to apply for intermediate ownership properties.

The highest demand areas for intermediate rent were Flint, Mold and Mynydd Isa, Connah's Quay, Buckley, Saltney and Broughton.

The highest demand areas for intermediate purchase were Mold and Mynydd Isa, Buckley, Connah's Quay, Flint, Ffynongroew and Penyffordd (Chester).

For intermediate purchase, houses are the preferred option, with most need being for either a two or three bedroom house.

A breakdown of demand for each property type/ tenure is available for individual housing areas and can be provided on request

Extra Care Housing

According to NHS Wales, Health in Wales dementia is a major public health issue in Wales. Approximately 42,000 people in Wales have dementia. It is most common among older people - dementia affects one in twenty over the age of 65 and one in five over the age of 80.

The Dementia Action Plan for Wales 2018-2022 supports the view that independence can be achieved through the provision of a range of housing choices, such as supported housing or extra care facilities, and access to physical adaptations in existing homes.

The number of people aged 65+ and living with dementia is projected to increase from 2,374 people in 2020 to 3,817 people in 2040 (Social Care Wales Population Projections Platform, www.daffodilcymru.org.uk).

The development of an additional Extra Care scheme is a priority in the Flintshire Local Housing Strategy subject to local revenue funding. Extra Care provides independent living with the benefit of including care and support for older people and those living with dementia, and can provide an alternative to residential care.

There are currently Extra Care schemes in Flint, Mold, Holywell and Shotton. The Flintshire model of Extra Care, provides high quality units, in-house home care provision and 24 hour support. The model has proven successful with no long term vacancies and high levels of resident satisfaction.

The existing Extra Care schemes are detailed in the table below. Each scheme holds a waiting list of people who have expressed an interest for accommodation and provides an indication of demand levels (information as at July 2022).

Extra Care Scheme	No. of Properties at Scheme	Number of Applicants on Waiting List
Llys Raddington, Flint	73	20 (7 have been approved, 13 are awaiting assessment)
Llys Jasmine, Mold	61	26 (26 approved)
Plas Yr Ywen, Holywell	55	7 (7 approved)
Llys Eleanor, Shotton	50	46 (10 approved, 36 awaiting assessment)

Taking into account the geographical spread of existing Extra Care schemes that can support the local community, there is a gap in provision in the Buckley area.

Supported Housing – Learning Disabilities, Mental Health and Complex Needs

There is a shortfall of suitable housing for people with learning disabilities, mental health and complex needs and some individuals may also require physical adaptations. In addition some people are currently living in out of County placements. One of the key priority areas of the Regional Partnership Board is to enable people to return to their own communities, or at least closer to home.

The Flintshire Social Services Accommodation Panel has identified the following housing need as at June 2022:

- There are currently 33 (47 as at previous year) people waiting for supported housing for learning disabilities.
- There are 72 (69 as at previous year) adults with a learning disability who currently live with their older parents / family / carer and may need accommodation in the future. 13 of these living with parents who are over the age of 80.
- There are 48 (65 as at last year) people accommodated in out of County placements.

Due to diverse needs, the model of support and type of accommodation required will vary depending on an individual's assessed need. This may include the group living setting e.g. shared house, or self-contained accommodation within a wider housing development. In addition it is preferable that schemes have excellent access to local services and facilities. The preferred locations for schemes is Mold and other well connected towns within Flintshire. Going forward applicants will be asked to specify their preferred location on a revised referral form via the Accommodation panel.

Supported Housing – Young persons (16-24 years) and community hub

The Flintshire Housing Strategy provides an aspiration to develop a youth homeless hub, providing emergency provision and consisting of 6-8 self-contained units with onsite staff support. It may provide a facility where advice, education, training facilities and other support services are available for the young people in residence as well as the wider community. It is important that this facility can integrate within the local area, be easily accessible and have shops and amenities close by. Preferred locations are Mold and the Deeside area. Feasibility work remains underway but no specific site has been identified.

Supported Housing –Temporary accommodation for single homeless people

Flintshire County Council currently operates a Homeless Hub providing 23 units of self-contained portacabin style accommodation which was established as part of the emergency Covid response. The Council recognises that this is not a suitable long term option. As an alternative provision, the Council would like to develop approximately 18 self-contained units that can be used as temporary accommodation with on-site staff support. This may be provided as one larger facility or in smaller sized blocks of flats. The preferred location would be the Deeside area.

Six units have been developed at the Swan public house with a further 6 units at Duke Street and Park Lane due to be completed December 2022.

Further feasibility work remains underway but no further specific sites have been identified.

Regeneration of Town Centres

The Housing Strategy team are liaising with the FCC Regeneration Team in order to explore funding options and agree a cohesive plan. To assist with this and to help identify the relevant town centres the Regeneration team has appointed Consultants, Willmott Dixon. An interim report is expected December 2022. It is anticipated that this

report may also inform and shape the Programme Development Plan (PDP) going forward.

Section 3 – Programme Development Plan (PDP) Schemes

Schemes should be progressed in collaboration with Housing Strategy. Early discussions are welcomed so that schemes can be developed and informed by the housing need demonstrated via SARTH and the Tai Teg register. To achieve mixed communities and to take into account ongoing housing management practicalities it is acknowledged that a flexible approach may be necessary for any given location and some property types/ tenures may not be suitable.

RSLs should submit schemes to Housing Strategy using the revised Welsh Government template form.

Schemes will be prioritised for inclusion within the main programme PDP that:

- Are in areas with higher housing need (social and intermediate)
- Provide the type and tenure that meets local housing need
- Provide the right type of home in the right location
- Provide smaller homes such as 1/2 bed flats and 2-bed houses
- Provide specialist housing including wheelchair accessible and larger properties
- Provide supported housing for identified client groups
- Schemes over 25 units or occupying one hectare or more should be mixed tenure
- Planning permission will be in place / submitted and well advanced
- Progressed SAB approval
- Have a realistic likelihood of being able to comply with regulation relating to Phosphates

Schemes will not be included in the main PDP that have known planning objections which cannot be overcome or significant challenges which cannot be addressed. Pre-application planning advice should be sought for schemes that are intended for inclusion on the main programme PDP and where available a copy of the positive pre-application response included with any submission.

- Local member and or community consultation has taken place where appropriate

Section 4 – Monitoring and Governance

A summary of the PDP for 2022/23 - 2024/2025 is provided at appendix 1 and details the property types and tenures it is expected to deliver.

The PDP will be monitored by Flintshire Housing Strategy Team in partnership with Welsh Government and RSL partners via:

- Flintshire Strategic Housing Board – quarterly meeting attended by Chief Executives / Senior Officers from partner RSLs, Flintshire Housing Strategy Team and Homelessness Team.
- Flintshire Development Partners Meeting – attended by RSL Development Teams, Flintshire Housing Strategy Team, Welsh Government Funding Team. Meetings will monitor the PDP, encourage open communication, identify challenges and share information. The 2022/ 23 dates have been set to coincide ahead of PDP quarterly submissions. The next meeting dates are:

1/11/22 @ 2.00 pm

11/1/23 @ 2.00 pm

- Quarterly individual meetings between Flintshire County Council Housing Strategy and each RSL Development Team to discuss schemes in more detail and new opportunities. Additional meetings held as deemed necessary.
- On site meetings with RSL's have also been arranged at potential development sites and are encouraged. This allows for the updating of the PDP in order that those developments with a realistic chance of progressing may be added.

The prospectus will be refreshed on an annual basis.

Appendix 1

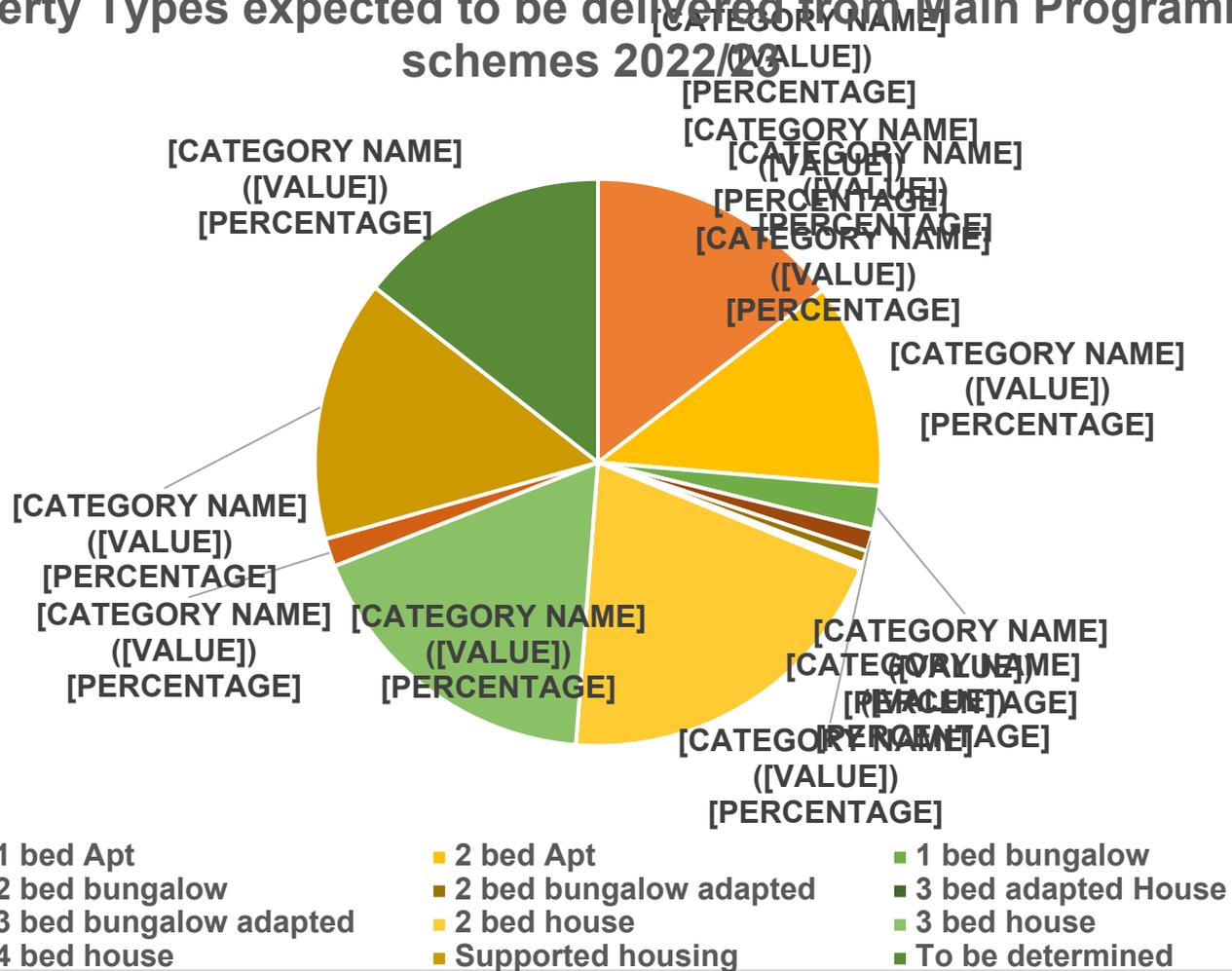
Summary of expected Programme Development Plan 2022/ 2023 (as at Quarter 2)

Main Programme 2022/23

Provider	site	To be determined	1 bed Apt	2 bed Apt	1 bed bungalow	2 bed bungalow	2 bed bung adapted	3 bed adapted House	3 bed bung adapted	2 bed house	3 bed house	4 bed house	Supported housing	Total Units
Clwyd Alyn	66a Mold Road, Mynydd Isa		4			2			1	24	25			56
Clwyd Alyn	Extra Care Buckley												70	70
Clwyd Alyn	LD bungalows Buckley (extra care site) plan to be conf assumed 1 bed				13									13
Clwyd Alyn	Northern Gateway Strategic Site Deeside	21	6	18		3	2			20	24	6		100
Clwyd Alyn	Princess Avenue, Buckley		8	2							2			12
Clwyd Alyn	Well Street, Buckley 15.8.22 Scheme being worked on	56												56
First Choice HA	17 Elm Road, Queensferry							1						1
First Choice HA	Fairfield, Holywell Road												4	4
First Choice HA	FCHA 2120 – 12 Longacre Drive, Bagillt						1							1
First Choice HA	FCHA 2180 Specialist Housing Provision allocated as 2 bed bungalow conf awaited						1							1
First Choice HA	Westhaven, Holywell Rd, Ewloe												4	4
Flintshire	Alltami Road, Buckley			4						6	4			14

Flintshire	Alyn Road, Buckley									4				4
Flintshire	Borough Grove, Flint									4				4
Flintshire	Canton Depot, Bagillt , orientation to be revisited		14	14						6	17			51
Flintshire	Duke Street, Homeless provision											2		2
Flintshire	Ffordd Hiraethog, Mostyn		4	6										10
Flintshire	Ffordd Llanarth, Connahs Quay		4	4						7	2	3		20
Flintshire	Hebron, Mostyn									4				4
Flintshire	High Steet, Connahs Quay (Old Music Shop)			6										6
Flintshire	Pandy, Oakenholt									8	8			16
Flintshire	Park Lane Homeless Provision											4		4
Flintshire	Penyfford School									12	8			20
Flintshire	School Lane, Greenfield									2	1			3
Flintshire	Station Road, Queensferry		4											4
Flintshire	Ty Mair, Mold		10	10	1	2				6	7			36
Flintshire	Wirral View, Hawarden									4				4
Grwp Cynefin	Homebuy Flintshire - 23 Llys Brenig	1												1
Grwp Cynefin	Homebuy Flintshire, 27 Deans Close, Bagillt	1												1
Grwp Cynefin	Mortgage Rescue (2-addresses to be advised)	2												2
Grwp Cynefin	Rhewl Fawr, Penyffordd Holywell (phase 3)									6	2			8
Wales & West	Bistre Car Sales site 59, Mold Road, Buckley CH7 2JA		21											21
Wales & West	Land at Brunswick Road, Buckley		7	2										9
	Totals	81	82	66	14	7	4	1	1	113	100	9	84	562

Property Types expected to be delivered from Main Programme schemes 2022/23



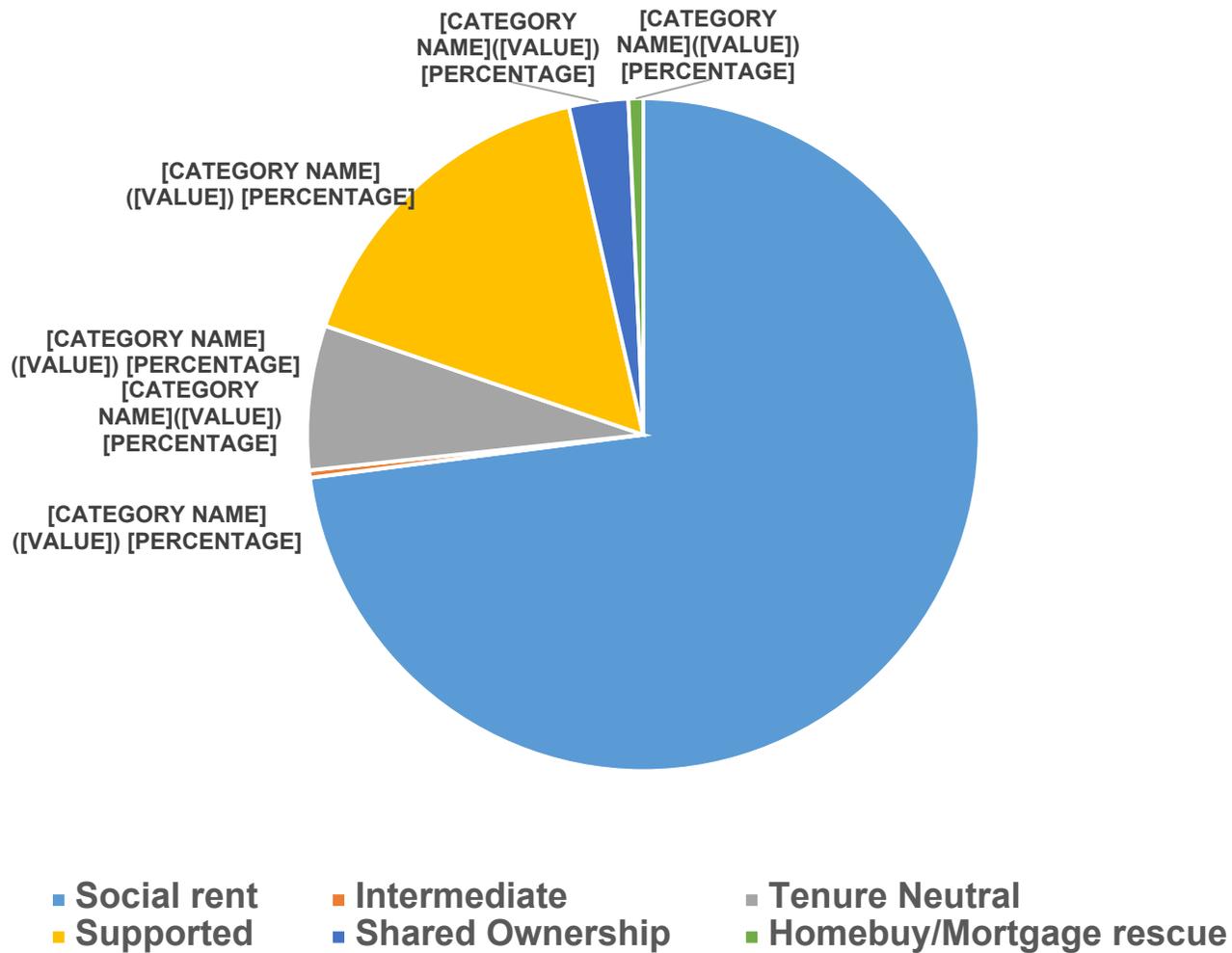
Breakdown of Tenure of expected Programme Development Plan 2022/ 2023 (as at Quarter 2)

Main Programme 2022/23

Provider	site	Social rent	Tenure neutral	Shared Ownership	Intermediate	Supported	Mortgage Rescue	Homebuy	Total Units
Clwyd Alyn	66a Mold Road, Mynydd Isa	17	39						56
Clwyd Alyn	Extra Care Buckley					70			70
Clwyd Alyn	LD bungalows Buckley (extra care site) plan to be conf assumed 1 bed					13			13
Clwyd Alyn	Northern Gateway Strategic Site Deeside	84		16					100
Clwyd Alyn	Princess Avenue, Buckley	12							12
Clwyd Alyn	Well Street, Buckley 15.8.22 Scheme being worked on	56							56
First Choice HA	17 Elm Road, Queensferry	1							1
First Choice HA	Fairfield, Holywell Road					4			4
First Choice HA	FCHA 2120 – 12 Longacre Drive, Bagillt	1							1
First Choice HA	FCHA 2180 Specialist Housing Provision allocated as 2 bed bungalow conf awaited	1							1

First Choice HA	Westhaven, Holywell Rd, Ewloe					4			4
Flintshire	Alltami Road, Buckley	14							14
Flintshire	Alyn Road, Buckley	4							4
Flintshire	Borough Grove, Flint	4							4
Flintshire	Canton Depot, Bagillt , orientation to be revisited	51							51
Flintshire	Duke Street, Homeless provision	2							2
Flintshire	Ffordd Hiraethog, Mostyn	10							10
Flintshire	Ffordd Llanarth, Connahs Quay	20							20
Flintshire	Hebron, Mostyn	4							4
Flintshire	High Street, Connahs Quay (Old Music Shop)	6							6
Flintshire	Pandy, Oakenholt	16							16
Flintshire	Park Lane Homeless Provision	4							4
Flintshire	Penyfford School	20							20
Flintshire	School Lane, Greenfield	3							3
Flintshire	Station Road, Queensferry	4							4
Flintshire	Ty Mair, Mold	36							36
Flintshire	Wirral View, Hawarden	4							4
Grwp Cynefin	Homebuy Flintshire - 23 Llys Brenig							1	1
Grwp Cynefin	Homebuy Flintshire, 27 Deans Close, Bagillt							1	1
Grwp Cynefin	Mortgage Rescue (2-addresses to be advised)						2		2
Grwp Cynefin	Rhewl Fawr, Penyffordd Holywell (phase 3)	6			2				8
Wales & West	Bistre Car Sales site 59, Mold Road, Buckley CH7 2JA	21							21
Wales & West	Land at Brunswick Road, Buckley	9							9
	Totals	410	39	16	2	91	2	2	562

Chart of Expected Tenure of Properties through Main Programme schemes 2022/23



Potential schemes

PDP - Potential Schemes 2022/2023				
Provider	Site	Estimated No. of units	Notes	
Potential RSL's	Wales and West	Ewloe Social Club, Old Mold Road, Ewloe, CH5 3AU	27	Package deal
		Land at Vounog Hill, Penyffordd	20	Package deal
		Old Aston Hill / Liverpool Road, Ewloe	130	Package deal
	Adra	Quarry Farm, Oakenholt, Flint	128	
	North Wales Housing Association	Innisfree, Nant Mawr Road, Buckley	8	
	North Wales Housing Association	Quay Building Fron Road Connahs Quay	20	
	North Wales Housing Association	Pentre Halkyn Exception site	30	
Potential Flintshire	Flintshire	Croes Atti	21	
	Flintshire	Mold Offices	20	
	Flintshire	Rhydymwyn, School site, Mold	20	
	Flintshire	Brintirion, Shotton	10	
	Flintshire	Trelogan Bowling Green site	15	
Total			449	

Schemes in the potential list are in the very early stages of development and may be prior to planning application submissions or consultation with local members. Should any schemes receive negative pre-planning application advice or be refused planning they will be withdrawn from the PDP.