

## Appendix 1 Local Housing Strategy Action Plan Progress Report March 2023

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

Output	Timescale	Lead organisation/s	Progress
<p>To meet the annual shortfall of 238 affordable housing as identified in the Local Housing Market Assessment (LHMA) 2019 by delivering the following tenures:</p> <p>(i) To increase the number of new social rent properties (RSL or Council) by 86 per annum</p> <p>(ii) To increase the number of intermediate rent properties (NEW</p>	Annual	Flintshire County Council and RSL Partners	<p>Target not achieved.</p> <p>The number of properties completed was 44</p> <p>As had been forecast in last year's report we continue to see a significant hiatus in development of new housing across the County. This emanates from the aftermath of the impact of COVID; the cost of living crisis rising interest rates together with wage and material inflation and delays in material availability.</p> <p>We anticipate that the above issues will continue to impact completions in the current year.</p> <p>However As part of the LDP adoption process, the Planning Strategy Team have already developed a Phosphate Mitigation Strategy in collaboration with Wrexham County Borough Council. Work by Welsh Water and Natural Resources Wales also continues in relation to a review of Waste Water Treatment Works and whether they have permits to treat phosphorous and are operating within those permits. NRW have recently confirmed permits for Mold and Buckley treatment works and will release their review for Hope works shortly, where the outcome has confirmed that headroom capacity exists at each works to treat further phosphorous from new development, thereby removing the need to mitigate for any phosphate impact.</p> <p>compounded by the impact of phosphates on the Planning process which is delaying significant schemes in that part of the County which drain into the Alyn. We anticipate that confirmation in relation to the capacity of Water Treatment works and associated Licences will be received by Planning this Autumn.</p>

<p>Homes or RSLs) by 57 per annum</p> <p>(iii) To increase the number of intermediate ownership properties (through s106 provision or RSLs) by 95 per annum</p>			<p>We were expecting to have been able to report that an additional 36 homes had been provided by FCC.</p> <p>This includes 30 units at Ffordd Hiraethog and Ffordd Pandarus which unfortunately, due to inclement weather were delayed. They have now been completed and handed over August 2023 are in the process of being allocated.</p> <p>6 homeless units at Park Lane (4) and Duke Street (2) were also delayed. Duke Street is now occupied and Park Lane is expected to be completed August 2023.</p> <p>The above figures are broken down as follows.</p> <ul style="list-style-type: none"> <li>• Number of new social rent properties (RSL or Council) - 44</li> <li>• Number of intermediate rent properties (NEW Homes or RSL's) - nil</li> <li>• The number of intermediate ownership properties (through s106 provision or RSLs) - nil</li> </ul> <p>This year's Programme should see the following completed;</p> <ul style="list-style-type: none"> <li>• New social rent properties (RSL or Council) - 80</li> <li>• Currently on site or due on site but due for completion next year -156</li> <li>• Nant y Gro (41) should have been on site but is currently under review due to cost increases and scheme viability.</li> </ul> <p>The Programme Development/Delivery Plan (PDP) aims to deliver circa 730 units over the next 3 years or so. This includes some of the proposed SHARP programme which are appended below respectively.</p> <p>A summary of the PDP is available at appendix (i)</p>
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			Members should note that the above schemes are subject to Cabinet / New Homes Board approval subject to planning and local Ward Member discussion and Welsh Government (WG) Grant approvals.
Deliver 5% (10) new build properties per annum to meet demand specialist provision	Annual	Flintshire County Council and RSL Partners	<p>Number of new build units to meet specialist provision 2022/2023</p> <p>Target is 10.</p> <p>We had anticipated that 10 units would have been provided in 2022/2023 5 units were developed leaving a shortfall of 5 units against target.</p> <p><u>Completed April 2022 to March 2023</u></p> <ul style="list-style-type: none"> <li>• Longacre Drive (completed July 2022) - 1 property</li> <li>• Fairfield, Holywell (completed October 2022) - 4 units</li> </ul> <p><u>Anticipated to complete April 2023 to March 2024</u></p> <ul style="list-style-type: none"> <li>• 17 Elm Road, Queensferry 1 property - did not complete as the family initially nominated withdrew and minor amendments to the plan / property layout were amended to suit another family's needs.</li> <li>• Westhaven, Holywell Rd, Ewloe 4 units - did not complete due to delays in acquisition.</li> </ul> <p>Due to the complexity and variety of needs of those on the Specialist Housing register the Housing Strategy team is exploring other options including the potential redevelopment of Flintshire County Councils' (FCC) garage sites for specialist accommodation for those with LD. In addition, regular meetings have been convened with the Specialist Housing Register team in order to develop a brief for this cohort. Potential Development site visits have been arranged with the Learning Disabilities Team in conjunction with the Programme Manager, North Wales Together, Seamless Services for People with Learning Disabilities.</p>
Deliver 20 major adaptations on existing properties per annum (all tenures)	Annual	Flintshire County Council and RSL Partners	<p>Not achieved.</p> <ul style="list-style-type: none"> <li>• For 22/23 DFG LA properties completed 2 large adaptations and DFG Private completed 4 large adaptations.</li> </ul>

			<ul style="list-style-type: none"> <li>RSL's have not reported any completed major adaptations.</li> </ul>
Increase the percentage of one-bedroom social rented properties by 20% (16) per year of all new build social rented properties	Annual	Flintshire County Council and RSL Partners	Achieved - 20 delivered and anticipated to meet the target next year.
Reduce the number of empty properties by 10% (50) over the lifetime of the strategy	March 2025	Flintshire County Council	<p>With the help of Houses into Home loans, tracking down existing owners and assisting in any way possible we have brought back 58 units into use.</p> <ul style="list-style-type: none"> <li>2019/20 – 19 properties</li> <li>2020/21 – 10 properties</li> <li>2021/22 – 18 Properties</li> <li>2022/23 – 11 properties</li> </ul>

<b>Priority 1.1 To increase the supply of all types and tenures of affordable housing through new build developments</b>		
<b>Action</b>	<b>Task</b>	<b>Progress</b>
The RSL Welsh Government Social Housing Grant programme	<ul style="list-style-type: none"> <li>Increasing development capacity in Flintshire through zoning additional Housing Associations.</li> </ul>	<p>The FCC Social Housing Grant has increased significantly from the allocation of £5.2 million in 2020/21. The amount allocated for 2021/22 increased to £10.2 million. The allocation for 2022/23 was £13.3 million. This was fully allocated to schemes in the PDP. Over 94% (£12.6 million) of the allocated funding was paid out by the Welsh Government in 2022/2023.</p> <p>WG has changed the PDP process for 2023/2024 to an online portal named “Manage Homes and Places”. RSL’s may now add schemes directly onto the PDP for consideration by FCC for inclusion.</p> <p>We anticipate that our professional, productive relationships will continue with our partner RSL’s and that just as now that they will feel confident in discussing their Schemes prior to adding them to the PDP online Portal.</p>
	<ul style="list-style-type: none"> <li>Ensuring maximum number of properties delivered using the available funding</li> </ul>	<p>Should any schemes receive negative pre-planning application advice or be refused planning they will be updated on the Portal and withdrawn.</p> <p>Over the next 3 years (2023/2024 – 2025/2026) WG have allocated Flintshire circa £40m, however, it has received applications for SHG schemes currently totalling £64m. We currently have around 28 “Main” Schemes listed in the PDP with SHG Grant funding allocated.</p> <p>In attempting to try and ensure that all viable Schemes are included within the PDP it is possible that some allocated grant funding may fall outside the year three funding window.</p> <p>The PDP aims to deliver circa 730 units (subject to financial appraisals, planning and technical approvals and consultation etc.). Please refer to Appendix (i).</p> <p>WG is also going to be allocating funding via the Transitional Accommodation Capital Programme (TACP).</p>
	<ul style="list-style-type: none"> <li>Ensuring a robust reserve list of schemes.</li> </ul>	<p>TACP funding for 2023/24 was announced in July 2023 with updated criteria and eligibility published. FCC has submitted an ‘expression of wish form’ in August 2023 for schemes that Flintshire County Council would like to bring forward for consideration for TACP funding in relation to acquisitions, voids and large-scale acquisitions for conversion.</p>

	<ul style="list-style-type: none"> <li>Ensuring the type and tenure meets local housing needs, primarily social rent properties, informed by the Council's Housing Strategy Team.</li> </ul>	<ul style="list-style-type: none"> <li>The Council maintain a list of potential schemes. No reserve schemes were included as they had not met the relevant criteria to be in a position to be included at that point. These potential schemes were in the very early stages of development and may have been prior to planning application submissions or consultation with local members.</li> <li>In 2021 WG opened up zoning so all RSLs that operate across the North Wales region can work in every Local Authority area and request support for Social Housing Grant. Therefore, there are now 7 RSL's who can access Grant in Flintshire.</li> <li>Over a 3-year period the PDP aims to provide circa 730 properties, the majority, 81% made up of social rent with around 5% affordable rent properties. This balance may differ as schemes progress.</li> </ul> <p>Welsh Government (WG) have previously requested that all Local Authorities produce a Local Authority Prospectus that sets out housing need and priorities for the area. This is to help to inform future Social Housing Grant allocation. Flintshire has produced a draft Local Authority prospectus for formal Council approval.</p>
<p>The Council's new build programme: SHARP / HRA</p>	<ul style="list-style-type: none"> <li>Meeting the HRA Business Plan's ambition to deliver 50 new social rent homes per annum up to 2030 in order to meet the demand of the social housing register.</li> <li>Ensuring the delivery of new builds adds value through</li> </ul>	<p>From 2021 - 2026 WG have an ambitious target to deliver 20,000 new low carbon social homes and have opened up the Social Housing Grant programme to developing Local Authorities. FCC has reviewed its Housing Programmes Team to secure additional resources who will work to deliver new-build housing schemes. Two additional Agency Development Managers were appointed to the Housing Programme team in March 2023.</p> <p>The Housing strategy team has also secured two Apprentices who are due to start September 2023. One Graduate Apprentice will also be working across / shared with the Housing Assets team.</p> <p>We are looking to develop circa 299 units over the next 3 years.</p> <p>For the Year 2023/2024 the aim is to commence build of 102 new social rent homes of which 36 are now complete having slipped into this year.</p>

	<p>addressing the pressures for certain housing types by basing development plans on intelligence.</p> <ul style="list-style-type: none"> <li>Utilising Welsh Government's Affordable Housing Grant to support delivery.</li> <li>Securing a lift in the borrowing cap to enable additional financial resources to meet the Council's delivery ambitions.</li> </ul>	<ul style="list-style-type: none"> <li>Year 2024/2025 108 of which all are included on the "main" PDP</li> <li>Year 2025/2026 89 of which 4 Schemes (76 units) are not yet included on the "main" PDP</li> </ul> <p>Future schemes are subject to Cabinet approval, Planning etc. and WG Grant approvals.</p> <p>Through the Local Authority Prospectus the aim is to ensure that we are meeting recognised need and demand. For example, around 80% of our housing register require 1 or 2 bed accommodation and our PDP programme aims to deliver smaller 1 and 2 bedroom homes.</p> <p>FCC and NEW Homes continue to work proactively to increase the number of Social and Affordable rent properties available to meet identified housing demand across Flintshire. In accordance with WG strategic housing policy, the Council continues to work with an increased focus upon working collaboratively with partner Housing associations to jointly deliver new housing schemes.</p> <p>New development schemes continue to be procured via the Welsh Procurement Alliance (WPA) selection process. However, this framework is due to expire in April 2024 so an alternative framework/procurement route will be required.</p>
NEW Homes investment	<ul style="list-style-type: none"> <li>Supporting the delivery of affordable rented properties through SHARP for NEW Homes.</li> <li>Ensuring NEW</li> </ul>	<p>NEW Homes currently owns and manages 173 units. NEW Homes are in discussion to acquire a further 13 properties (6 at Maes Gwern and 7 at Penyffordd) this year.</p> <p>The Business plan allows for future schemes, as below subject to Cabinet/NEW Homes Board approval, consultation, planning and technical approvals and WG grant approvals.</p>

	<p>Homes maximises its ability to invest in the delivery of affordable rented properties through using their existing assets.</p>	<ul style="list-style-type: none"> <li>Year 2023/2024 and 2024/2025 – circa 72 including 6 at Maes Gwern and 7 at Penyffordd.</li> </ul> <p>NEW Homes is currently under strategic review</p>
<p>Maximising the provision of affordable housing on market led sites through S106 requirements</p>	<ul style="list-style-type: none"> <li>Ensuring the new LDP affordable housing planning policy requirements maximises appropriate on-site provision.</li> <li>Supporting and encourage our delivery partners to utilise private finance and Rent to Own Grant to acquire units from developers for affordable rent and rent to own / shared ownership, in addition to the planning requirement.</li> <li>Working with</li> </ul>	<p>The Local development Plan (LDP) was formally adopted on the 24<sup>th</sup> January 2023.  HN3: Affordable Housing now requires that affordable housing contributions will be sought on developments of 10 or more units in accordance with quotas for each of the 6 submarket areas. These should be taken as a target for negotiation on a site-by-site basis subject to detailed viability considerations.</p> <p>Affordable housing will be expected to be delivered on site in the first instance and only in exceptional circumstances will off site or commuted sum contributions be accepted in lieu of on-site provision.</p> <p>The percentage of affordable housing varies from 15% to 40% depending on which of the 6 submarket areas the Development falls under.</p> <p>Arc 4 Consultants are in the process of updating the LHMA which is expected Q4 this year Housing Strategy is a consultee for new planning applications and negotiations occur with developers and RSL partners based on housing need and Local Authority priorities. This is reinforced via the Local Authority prospectus.</p>



	<p>developers to ensure delivery of affordable ownership models, such as shared equity, where there is demand.</p>	
<p>Exploring innovation and social value across the sector</p>	<ul style="list-style-type: none"> <li>• Working with partners to use off site manufacturing / Modern Methods of Manufacturing</li> <li>• Explore opportunities through the regional growth deal partnership</li> <li>• Considering investing in designs for multi-generational / flexible homes</li> <li>• Increasing the use of social value in service planning and procurement in order to maximise opportunities and support vulnerable residents.</li> </ul>	<p>All new FCC schemes will incorporate Modern Methods of Construction (MMC) to achieve enhanced sustainability and be in line with the Welsh Development Quality Requirements 2021 (WDQR 2021) “Creating Beautiful Homes and Places”, this sets out the minimum functional quality standards for new and rehabilitated general needs affordable homes. Consultation for WHQS 2023 is now closed and once the outcome is known/ and the report becomes available FCC and partners will review the findings/recommendations. FCC is taking part in an all-Wales pilot project which aims to develop a good practice framework by sharing knowledge about zero carbon housing among Local Authorities and RSL</p> <p>The Welsh Procurement Alliance (WPA) selection process currently provides a delivery route for procurement of schemes and ensures that social value is embedded within procurement. However, this framework is due to expire in April 2024 so an alternative framework will be required and is currently under review.</p>

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<b>Priority 1.2 To increase the supply through better use of existing social housing stock</b>		
<b>Action</b>	<b>Task</b>	<b>Progress</b>
The Council's housing stock	<ul style="list-style-type: none"> <li>• Undertaking a review of the stock and tenancies to determine where there is under occupation or where there is capacity to realign the use of the stock</li> <li>• Reviewing the existing use of stock to assess best use</li> <li>• Developing an incentive scheme to encourage movement in the stock where it can be proven to meet a need from the housing register and address under occupation / overcrowding.</li> </ul>	<p>There is an established working group to review all sheltered housing schemes to assess suitability as older persons housing in the future. Flintshire has a relatively large amount of older persons stock and therefore this review is taking longer than anticipated.</p> <p>The review has widened in scope to consider what the Flintshire 'Offer' of sheltered housing should be. A definition of an "Offer has been formulated and is awaiting final agreement. A matrix has been developed and will be used to assess sheltered schemes which require substantial investment or have housing management challenges.</p> <p>The Council utilise this scoring matrix to evaluate each sheltered scheme before any options are considered further. Areas of consideration consist of, but are not limited to, desirability, amenities, access &amp; egress, allocation waiting lists, rent loss and asset compliance</p> <p>The Council has finalised the detailed option appraisals for each identified sheltered scheme/site.</p> <p>FCC is still working with the North Wales housing providers in a 'rightsizing' project looking at whether people are in a property that is suitably sized for their needs. This will include under occupancy/overcrowding and incentives and aims to achieve a consistent approach across the North Wales region. This will assist with the rapid rehousing initiative. This is still ongoing and is to be reviewed/ revised once the sheltered housing review and assess condition surveys have been completed.</p> <p>Ongoing to be devised</p>
Partner Housing Association stock	<ul style="list-style-type: none"> <li>• Review existing use of stock to assess best use in line with strategic priorities.</li> </ul>	<p>FCC continues to work with partner housing associations through the strategic and operational SARTH groups to identify challenges and develop ways of maximising allocations within existing stock.</p> <p>All the RSLs are involved in the rightsizing project as outlined above. This is linked to the ongoing sheltered housing review and assess condition surveys</p>

Priority 1.3 To increase the supply by bringing empty homes back into use		The Council and partners continue to operate 50% direct lets to homeless households to ease pressure on statutory homeless services and emergency accommodation.
Action	Task	Progress
Accessible Housing	<ul style="list-style-type: none"> <li>• Develop an Accessible Housing Register for all social housing stock to enable better use of adapted stock.</li> <li>• Assess the register to identify where there are homes with adaptations that could be utilised.</li> <li>• Engage with Housing Occupational Health and Social Services as early as possible on all developments to ensure all accessible needs are met.</li> </ul>	<p>There is an ongoing review of existing adaptations and specialist housing within the housing stock. This is linked to the ongoing sheltered housing review and condition surveys and is therefore dependent on the completion of these workstreams. Once the above is completed this will be explored further</p> <p>The Specialist housing register is considered when looking at housing need for new build affordable housing schemes and planning applications. NEW Homes and FCC new build housing schemes include consultation at inception stage (with Housing occupational health and Social Services) to ensure housing requirements for people with accessible needs can be met. FCC and NEW Homes developments with ground floor flats/ bungalows will be developed using wheelchair space standards where the site is deemed as suitable. The Local Authority Prospectus emphasises specialist and supported housing provision being included within Grant funded developments.</p> <p>The Housing Strategy team attend regular meetings to discuss the needs of those on the Specialist Housing register. They are currently exploring the possibility of repurposing / utilising existing HRA garage sites for the development of suitable accommodation for this cohort. The Housing Strategy team also hold regular meetings with the Programme Manager North Wales Together: Seamless Services for People with Learning Disabilities and their Team.</p> <p>FCC recruited an Occupational Therapist (OT) in January 2023. The OT works within the Housing register team and across the DFG Adaptations team to work to improve opportunities for applicants on the Specialist Housing register and build links with other departments.</p> <p>The OT is now embedded into the housing and preventions service, housing management, DFG and Social services teams</p>

<p>Developing relevant policies to maximise legal powers</p>	<ul style="list-style-type: none"> <li>• Develop a policy for Flintshire to maximise legal powers including the potential to compulsory purchase or take ownership on a temporary basis.</li> <li>• Explore potential resources with Welsh Government for compulsory purchase orders</li> <li>• Developing an initiative, in partnership with our Housing Associations, to bring back empty properties into use to meet specific needs such as for larger families.</li> </ul>	<p>Working closely with Council tax and utilising land registry information we are targeting long term empty properties by tracking down the owners and communicating more and offering financial assistance.</p> <p>There is the possibility of FCC and RSLs accessing TACP funding to bring empty/void properties back into use. We have discussed the opportunities with our RSL Partners.</p> <p>FCC Asset Management team accessed Transitional Accommodation Capital Programme (TACP) funding to bring void properties back into use.</p> <p>A TACP Grant of £548,186 was claimed by FCC for 2022/2023.</p> <p>FCC has also purchased 2 larger properties at Ash Grove via TACP funding.</p> <p>An application for TACP funding has been made by FCC for 2023/24 for around £2.4m to bring circa 50 void properties back into use. As well as around £3.5M to fund circa 24 acquisitions to ease the number of homeless households accommodated in temporary accommodation.</p>
<p>Reducing empty properties</p>	<ul style="list-style-type: none"> <li>• Working closely with partner Housing Associations and the Council Tax Team to identify those properties which are long term empty and are causing issues to the local community.</li> </ul>	<p>It was agreed with Council Tax to advertise the houses into home loan scheme by including a leaflet in the council tax bills 2023/24 which are sent to every property in the authority</p>
<p>The provision of financial support to bring empty properties back into use</p>	<ul style="list-style-type: none"> <li>• Promoting 'Houses to Homes' loans, which aims to bring empty properties back into use through providing affordable loans up to £25k in the private sector.</li> </ul> <p><i>Amounts have been increased from</i></p>	<p>Provision of Financial Support</p> <p>Use of the loan scheme has delivered:</p> <ul style="list-style-type: none"> <li>• 19/20 – 8 Properties creating 18 Units of accommodation</li> <li>• 20/21 – 7 Properties creating 9 Units of accommodation</li> <li>• 21/22 – 5 Properties creating 10 Units of accommodation</li> <li>• 22/23 – 2 Properties creating 2 units of accommodation</li> </ul>

	<i>£25,000 to £35,000 for each property and up to £250,000 per application.</i>	
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<b>Priority 1.4 To increase the supply through the private rented sector (PRS)</b>		
<b>Action</b>	<b>Task</b>	<b>Progress</b>
A dedicated PRS team / Officer in the Council	<ul style="list-style-type: none"> <li>• Realign existing staffing resources and expertise to develop an improved PRS offer across Flintshire.</li> </ul>	<p>FCC is still exploring the option of joining the WG Private Sector Leasing Pathfinder scheme which leases private sector properties and makes them available for homeless households.</p> <p>FCC is still aiming to recruit a Landlord Liaison officer and Private Rented Sector (PRS) access officer funded through the Housing Support Grant. These new posts would develop the PRS offer and build relationship with private landlords.</p> <p>The Bond scheme has been reviewed. WG has agreed to continue funding the Bond scheme and there is now flexibility in how the funding is used.</p> <ul style="list-style-type: none"> <li>• Having commissioned ARC4 Consultants to complete a piece of research into the PRS in Flintshire regarding its availability, affordability and demand the report has now evidenced 50% fewer homes advertised on the market since 2018.</li> <li>• The finding of the report will be considered as part of our ongoing response to a challenging PRS.</li> </ul>
The delivery of a bespoke landlord offer	<ul style="list-style-type: none"> <li>• Consulting with private sector landlords through the Landlord Forum to establish a better understanding of the barriers and what the critical success factors would be to provide a successful offer.</li> <li>• Providing a range of offers for Landlords to incentivise their engagement and commitment to the Council including the BOND.</li> </ul>	Successful Landlord Forums have taken place in June 2022, November 2022 and May 2023.

	<ul style="list-style-type: none"> <li>Ensuring the offer is flexible as well as robust and cost effective.</li> </ul>	
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<b>Priority 1.5 To provide the right type of homes to meet the increased demand for single person accommodation and larger properties for families</b>		
<b>Action</b>	<b>Task</b>	<b>Progress</b>
The RSL's and Council's new build programmes	<ul style="list-style-type: none"> <li>Requiring higher numbers of single person accommodation and larger properties as part of all new build developments.</li> <li>Continuous assessment of priorities and regular updates</li> </ul>	<p>The Local Authority Prospectus will continue to prioritise the need for single person accommodation and highlights the growing need for smaller and some larger properties. Through the Local Authority Prospectus the aim is to ensure that we are meeting recognised need and demand. For example, around 80% of applicants on the housing register require 1 or 2 bed accommodation and our PDP programme aims to deliver around 70% smaller 1 and 2 bedroom homes</p> <p>Evidence of housing need is obtained via the Social and Affordable housing registers and is sought for all new development opportunities and informs the property mix that is to be built. Reference is also made to the LDP in relation to affordable housing. Quarterly meetings are held with RSL development partners to keep them advised about strategic priorities. This is in addition to quarterly meetings held with the WG and RSL partners and Regional Strategic Lead meetings.</p>
Developing innovative approaches	<ul style="list-style-type: none"> <li>Reviewing best practice elsewhere and identifying a range of options that could meet our emerging demands for single person and larger units in a cost-effective way.</li> <li>Identifying innovative delivery models which can provide smaller units which are flexible and can be altered to meet changes in demand in the future.</li> </ul>	<p>New approaches to house building are considered where the site is suitable and to comply with WDQR 2021 which promotes enhanced environmental sustainability.</p> <p>FCC is working with the Active Building Centre to develop a scheme that strives towards carbon zero. Quick build developments using MMC and flexible modular construction is being explored on sites that are suitable and viable.</p>

	<ul style="list-style-type: none"> <li>Considering the appropriateness of different delivery methods such as self-build/custom build and co-operative approaches to meet the need.</li> </ul>	<p>FCC is exploring off site construction viability with a view to improving cost and or programme.</p>
<p>Strategic acquisitions</p>	<ul style="list-style-type: none"> <li>Providing a strategic acquisition fund for properties which would meet a very specific need and for small numbers of properties.</li> <li>Requesting partner Housing Associations to utilise Social Housing Grant to acquire individual properties where there is a specific need which is either urgent or cannot be met through current stock.</li> </ul>	<p>2023/24 Social Housing Grant funding has been allocated via this year's PDP to fund an additional property acquisition in partnership with First Choice Housing Association. This property will help people who need specialist adapted accommodation and whom cannot be easily housed within the existing housing stock.</p> <p>In addition, FCC are looking to utilise SHG/TACP funding to acquire circa 20 properties via the Open market and Buy backs.</p> <p>We are also exploring bidding for Strategic Capital Projects funding in line with the North Wales Strategic Capital Plan in relation to HCF and IRCF Capital Funding to develop FCC Garage and other sites for specialist homes for those with learning disabilities</p> <ul style="list-style-type: none"> <li>Partners are encouraged via the PDP Partners meetings to utilise Social Housing Grant and TACP, where appropriate to acquire individual properties. In addition, the Local Authority Prospectus and Specialist Housing register identifies where there is a specific need which is either urgent or cannot be met through current stock.</li> <li>Transitional Accommodation Capital Programme (TACP) funding has been made available by the WG for 20223/2024 and Partners are encouraged to submit eligible schemes for consideration.</li> </ul>



<b>Priority 1.6 To provide the right type of homes to improve the offer and scope of specialist housing provision</b>		
<b>Action</b>	<b>Task</b>	<b>Progress</b>
An overarching / strategic framework for determining the most cost-effective delivery	<ul style="list-style-type: none"> <li>• Reviewing the options for delivery i.e., adaptations; acquisition or new build and develop a universal assessment mechanism to determine the most cost-effective delivery option within an equality framework.</li> <li>• Reviewing and mapping resources available to meet the increasing demand for adaptations.</li> <li>• Exploring a partnership approach to funding and delivery including Council Housing / DFG teams, HAs Housing teams, Supporting People, Social Services, Occupational Health, Health and ICF partnership.</li> <li>• Lobbying Welsh Government to simplify funding for adaptations across all delivery partners.</li> </ul>	<p>An Occupational Therapist has been recruited which has provided a more effective coordinated approach across the different service areas in Flintshire that provide adaptations and support for people with disabilities.</p> <p>Linked to stock review and assessment</p>
Meeting the housing needs of people with disabilities	<ul style="list-style-type: none"> <li>• Continuing to deliver as a partnership to meet the needs of people on the specialist housing register.</li> <li>• Maximising the use of adaptations to help sustain tenancies and reduce increased pressure on the housing register.</li> <li>• Considering potential strategic acquisitions to meet the needs of particular complex cases.</li> </ul>	<p><u>Specialist Housing Register (SHR)</u> 15 applicants were rehoused from the SHR during 2022/2023</p> <p>The Homeless team review identified the need for a Specialist Housing Support Officer to work with people whose needs cannot be easily met within the existing social housing supply.</p> <p>This is still pending and significant strain on homeless services means housing support capacity is being direct to the homeless area. An Occupational Therapist has been appointed and they are now embedded into the Team.</p>

	<ul style="list-style-type: none"> <li>• Ensuring adapted properties are included on all Housing Association new build developments to meet the needs of the specialist register.</li> <li>• Exploring the delivery of adapted properties on market led schemes.</li> </ul>	<p>There are regular meetings with Phil Forbes, Development Manager Supported Housing (Mental Health), Regional Housing Support Collaborative Group (RHSCG). Phil is now an active member within the SARTH Operational panel</p> <p>The Local Authority Prospectus prioritises the need for Specialist housing provision on Social Housing Grant funded schemes. Funding will be allocated via the PDP to an additional Specialist housing scheme.</p>
<p>Meeting the needs of people with complex health needs</p>	<ul style="list-style-type: none"> <li>• Developing a proactive relationship with the health sector to improve communication with Housing Strategy around housing needs of those in their care.</li> <li>• Delivering affordable transitional accommodation to reduce delayed transfer of care – Glan y Morfa – through securing funding and undertaking the necessary works.</li> <li>• Working with the Homeless Prevention team to inform provision and identify best practice</li> </ul>	<p>The Accommodation and Support Group meets regularly to identify opportunities to address priority groups. The Local Authority Prospectus prioritises the need for accommodation for specific client groups.</p> <p>Phil Forbes, Development Manager Supported Housing (Mental Health) Health, Regional Housing Support Collaborative Group (RHSCG) and the Housing Support planning group also meet regularly.</p> <p>Glan Y Morfa scheme is completed.</p> <p>The Accommodation and Support Group meets regularly to identify opportunities to address priority groups. The Local Authority Prospectus prioritises the need for accommodation for specific client groups.</p> <p>The Development Manager, Supported Housing (Mental Health) Health, Regional Housing Support Collaborative Group (RHSCG) &amp; Housing support planning group also meet regularly.</p> <p>Emerging risks are increasing presentations of homelessness. As a result of mortgage repossessions and landlords selling homes we are identifying possible properties for purchase. This course of action can not only increase the supply of social housing but also prevent homelessness.</p>

<p>Providing the right type of housing to meet the needs older people</p>	<ul style="list-style-type: none"> <li>• Understanding the housing needs of the older people.</li> <li>• Exploring alternative and innovative housing models for older people such as intergenerational properties or co-operative models, which help to keep older people active and healthier for longer.</li> <li>• Providing specialist provision such as extra care and supported housing for those older people with care needs including dementia.</li> <li>• Reviewing existing specific older person's social housing stock to ensure they can sustain tenancies.</li> <li>• Exploring potential to include age-friendly properties as part of new build market developments.</li> </ul>	<p>This will be considered as part of the ongoing Sheltered housing review and stock assessment condition surveys</p> <p>There are currently four Extra Care schemes in Flintshire providing 239 units of accommodation.</p> <p>Housing Strategy team provide comment on demand as per the Local Authority prospectus, LDP and housing waiting lists.</p> <p>As above</p>
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<b>Priority 1.7 To provide the right type of accommodation for the Gypsy and Traveller community</b>		
<b>Action</b>	<b>Task</b>	<b>Progress</b>
<p>Meet the need for residential pitches</p>	<ul style="list-style-type: none"> <li>• Increasing the number of pitches in line with Flintshire's Gypsy and Traveller Accommodation Assessment (GTAA) through market led schemes and the refurbishment of the Council owned site.</li> </ul>	<p>Market led schemes have increased capacity by two pitches and two planning applications were submitted that could provide an additional seven pitches (pending Local Development Plan Planning Inspector review).</p> <p>Both applications to extend private sites were approved and are progressing. There is also work being undertaken around the future extension of Riverside the Councils gypsy and traveler site.</p> <p>The LDP was formally adopted in January 2023.</p>

<p>Provision of a transit site within the County</p>	<ul style="list-style-type: none"> <li>Identifying and assessing potential sites to deliver a transit site in Flintshire.</li> <li>Applying for planning permission for transit site and secure Welsh Government Grant to deliver provision.</li> </ul>	<p>Preferred location for a transit site formed part of the LDP submission.</p> <p>The LDP was formally adopted in January 2023.</p> <p>An updated GTAA has been prepared but has yet to be submitted to WG, however, the assessment has confirmed the necessity for a small-scale transit site as per the approved GTAA, and site provision is made for this in the adopted LDP. There is also a requirement for additional pitches and officers in Planning, Environment and Economy have mapped all changes since the date of the refreshed assessment (April 2022) in terms of planning permissions and applications or appeals pending which could address the additional need identified. This will be published as an addendum update and sent to WG for approval. The updated GTAA will inform a future paper to Informal Cabinet.</p>
<p>Management of the Council owned site</p>	<ul style="list-style-type: none"> <li>Review different management models for the Council owned site.</li> <li>Redesigning and delivering the refurbishment of the site to provide modern pitches.</li> <li>Developing an allocation policy for the site.</li> </ul>	<p>In relation to management of Riverside and transit site this will be developed once we have secured planning permission for the transit provision. As an interim measure we have engaged with Care and Repair who provide onsite support at Riverside around repairs.</p>

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

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<b>Output</b>	<b>Timescale</b>	<b>Lead organisation/s</b>	<b>Progress</b>
Deliver the actions identified in the Flintshire Homelessness Local Action Plan	March 2024	Flintshire County Council	<p>A new Housing Support Programme Strategy plan 2022-2026 has been developed which merges the Housing Support Grant Delivery Plan and local Homelessness Strategy as per the Welsh Government to create an overarching 4-year strategy for housing support and homelessness agendas from April 2022 onward.</p> <p>The development of the Housing Support Programme Strategy plan provides an opportunity to recruit a Project Manager and a Strategic</p>

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			<p>coordinator.</p> <p>As part of reviewing Flintshire's Housing offer priority no 5 of the Housing support programme strategy, opportunities to deliver a homeless hub and dispersed temporary accommodation model continues.</p>
Develop a Youth Homeless 'hub'	March 2024	Flintshire County Council	<p>A youth homeless hub is featured as a priority within the Local Authority prospectus. Identifying a potential location and partner agencies for delivery of this activity will be key to having a shared vision and appropriate setting for this accommodation and service delivery model.</p> <p>Internal Social care and Housing accommodation needs mapping exercises. There is potential for Social Housing Grant to be used for delivery of the accommodation.</p> <p>These hubs are still under consideration by the Housing strategy team. Further feasibility work continues but no specific sites have been identified.</p>
Reduce the number of people in temporary accommodation by 50% (33) over the period of the plan	March 2024	Flintshire County Council and RSL Partners	<p>This has not been feasible due to the increases in homelessness coupled with significant barriers to successfully moving people on which has resulted in more people requiring homeless accommodation.</p> <p>Emergency and temporary accommodation is limited in Flintshire and a lot of positive work is undertaken to help people sustain their housing to avoid the need to access emergency and temporary housing through prevention. However, in recent months, the increases in homelessness and significant barriers to successfully moving people on has resulted in more people requiring homeless accommodation.</p> <p>At the end of year 21/22 101 households were accommodated, the number now stand at 184 households.</p>
Deliver a transit site for the Gypsy and Traveller Community	March 2022	Flintshire County Council	<p>The LDP was formally adopted in January 2023.</p> <p>An updated GTAA has been prepared but has yet to be submitted to WG, however, the assessment has confirmed the necessity for a small-scale transit site as per the approved GTAA, and site provision is made for this in the adopted LDP. There is also a requirement for additional pitches and</p>

			officers in Planning, Environment and Economy have mapped all changes since the date of the refreshed assessment (April 2022) in terms of planning permissions and applications or appeals pending which could address the additional need identified. This will be published as an addendum update and sent to WG for approval. The updated GTAA will inform a future paper to Informal Cabinet.
Deliver one Extra Care during the period of the Strategy	March 2024	Flintshire County Council and RSL Partners	There is an ongoing review of older persons /supported housing stock.

<b>Priority 2.1 To reduce homelessness through prevention</b>		
<b>Action</b>	<b>Task</b>	<b>Progress</b>
Work across the region with partners to prevent homelessness	<ul style="list-style-type: none"> <li>Working across the region to develop a cross Local Authority Regional Homelessness Strategy, pulling together resources to deliver shared interventions where appropriate and cost effective.</li> <li>Developing a better understanding of the causes of homelessness to inform the development of the right interventions through collective, regional intelligence gathering.</li> </ul>	<p>The local private sector housing market is seeing significant challenges with fewer properties available each year and many landlords leaving the market. This creates homelessness as properties are sold, residents asked to leave and the availability of fewer properties resulting in them being increasingly unaffordable.</p> <p>Changes to the Housing Wales Act 2014 (HWA 2014) and specifically the introduction of an eleventh category of Priority Need for rough sleeping and those at risk of sleeping rough, sees a sustainment of the “no one left out” approach adopted during the Covid pandemic and now firmly establishes the principle on a legal footing and as standard practice in Wales.</p> <p>As a result, more people, and particularly single people, will be owed accommodation duties, significantly increasing demands and cost on already stretched homeless accommodation.</p> <p>External factors associated with the cost-of-living crisis and housing market conditions are increasing the levels of homelessness and place more burden operationally and financially on the Council</p>

		<p><b>Homelessness Presentations</b></p> <p>Numbers of homeless presentations continues to increase at the end of 2022/23, 1,598 presentations to the homeless service a significant increase from the previous year.</p> <p>There are ongoing concerns around Homeless presentations because of landlords serving notice due to them ceasing their landlord functions and selling their assets. Some landlords advise that they no longer wish to rent as a result of Renting Homes (Wales) Act (RHW) implications, rising interest rates and uncertainty about property values.</p> <p>Flintshire's Housing Support Programme Strategy 2022 -2026 is now in place.</p> <p>Regional Housing Support Grant (RHSG) meetings are held quarterly. Homeless leads meetings are also held across North Wales. This allows for joint working including Rapid rehousing, each local Authority (LA) has developed a Rapid Rehousing plan. FCC has recently received feedback from WG in relation to their Rapid Rehousing plan.</p>
<p>Work with partners in Flintshire to prevent homelessness</p>	<ul style="list-style-type: none"> <li>• Develop a Local Action Plan for homelessness to ensure local issues are addressed.</li> <li>• Develop preventative measures by providing tenancy support and crisis management to enable the people to sustain their tenancies.</li> </ul>	<p>A Local Action Plan has been developed on the back of the robust needs assessment as part of the Housing Support Programme Strategy development and rapid rehousing transitional action plan work is ongoing</p> <p>The housing market and peoples support needs changed significantly due to the pandemic and resources were targeted at the most urgent and necessary intervention at the local level.</p> <p>RHW Act has also impacted on the ability to develop preventative measures.</p> <p>Additional Housing Support Grant allocation was received to develop more prevention activities, whilst also managing the high caseloads and numbers of people who were at risk of homelessness, and in homeless accommodation throughout the course of the pandemic. Various other funding has also been allocated from the WG to assist B&amp;B placements &amp; discretionary funding to ensure sustainability of tenancies for e.g., rent arrears top up of DHP funding etc.</p>



		During quarters 1& 2, 2023/24 Wales Audit office will be undertaking a review the Councils corporate approach to homeless prevention
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<b>Priority 2.2 To reduce the demand for temporary accommodation</b>		
<b>Action</b>	<b>Task</b>	<b>Progress</b>
Provide suitable accommodation to meet the needs of homeless	<ul style="list-style-type: none"> <li>Develop different models of delivery such as Housing First.</li> <li>Develop a 'hub' to provide a range of services for the homeless including emergency beds and support services.</li> <li>Working closely with Housing Strategy and development partners to inform the delivery of flexible and suitable accommodation.</li> </ul>	<p>We have developed Housing First with Denbighshire County Council and Conway funding via the Housing support Grant. This supports up to 20 people at any one time with complex needs.</p> <p>We are still utilising the Glanrafon emergency homeless hub. The Housing strategy team are exploring suitable sites for the provision of a new homeless hub/homeless accommodation. Reliance on B&amp;B and hotels continues to be necessary</p> <p>Significant challenges remain including:</p> <ul style="list-style-type: none"> <li>Shortage of 1 bed accommodation as demand remains high</li> <li>Renting Homes Wales Act 2016 (negative impacts in PRS)</li> <li>Landlords exiting the PRS</li> <li>"No one left out" scheme</li> <li>Challenges in ensuring tenancies are sustained</li> <li>Challenges relating to recruitment and retention of staff</li> </ul> <p>Further feasibility work remains underway but no further specific sites have been identified.</p>
Increase availability of move on accommodation	<ul style="list-style-type: none"> <li>Undertake a review of the existing stock and explore options for increasing supply of move on accommodation.</li> <li>Ensure commissioning priorities incorporate the necessary support required to sustain tenancies.</li> </ul>	<p>The Council are still in the process of completing internal and external stock condition surveys for all HRA properties. This will inform our investment programmes and will also identify any properties/assets that require further option appraisals based upon their condition, suitability, and investment requirements same</p> <p>Welsh Government developed a high-level action plan designed to end homelessness. A key pillar within the plan was for Wales to move to a Rapid Rehousing approach. This model has been adopted and will lead to a</p>

Priority 2.3 To provide the right type of support for the most vulnerable people		
Action	Task	Progress
Strategic commissioning of support services	<ul style="list-style-type: none"> <li>Develop the Local Commissioning Plan incorporating the Regional Homelessness Strategy priorities to ensure a joined-up approach.</li> <li>Support the work of the Regional Collaborative Committee.</li> </ul>	<p>As referred to above, a significant shift and change with support programmes and strategies has been developed which merges the Housing Support Grant Delivery Plan and local Homelessness Strategy into a single strategy. The Council's strategic committee strategy Board Housing and members of the Council have supported high level priorities and strategy plan of funding support to WG. Plans to address the issue of 2022 onwards. The national and commissioning now priorities will continue to be addressed through this plan and the Housing Support Programme Strategy.</p> <p>Opportunities for regional working and collaboration have been identified and referenced within localised plans with delivery of shared activities for North Wales delivered through the Housing Support Regional Delivery Group.</p>
	<ul style="list-style-type: none"> <li>Commission support for priority groups: Youth homeless; Prison Leavers; Rough Sleepers; and Complex Needs.</li> </ul>	<p>The Programme Manager, North Wales Together, Seamless Services for People with Learning Disabilities has ascertained that because of the increasing numbers of people requiring care, support and accommodation, people with Learning Disabilities are often unable to be accommodated within their own communities close to family and friends. This leads to delays in seeking appropriate long-term housing for individuals and causes increased emergency admissions to residential care homes or inappropriate placements often some distance away from home. This increases the number of Residential Care placements overall, many of which are located out of area. The cost of these placements is increasing.</p> <p>In total, Flintshire has 1,002 people with Learning Disabilities (LD) living within the county. That is the highest number across the North Wales region. Flintshire currently has <b>81</b> individuals who are at risk of needing supported living</p>

		<p>accommodation within the next 4 years.</p> <ul style="list-style-type: none"> <li>• <b>11</b> adults noted as having priority accommodation needs.</li> <li>• Flintshire have 49 out of county residential placements, <b>7</b> of whom wish to move closer to home. This number is comparatively higher than neighboring counties.</li> <li>• Flintshire have <b>37</b> people with LD living at home with elderly carers and likely to need supported accommodation in future years.</li> <li>• <b>20</b> young people identified as needing accommodation or at high risk of breakdown between now and 2027</li> </ul>
Working with partners and other teams in the Council to ensure available support.	<ul style="list-style-type: none"> <li>• Working with key stakeholders e.g. health to provide support packages at an early stage through joint protocols.</li> <li>• Working with Social Services and health colleagues to ensure supported living.</li> <li>• Working with strategic delivery partners to ensure capacity and scale of support is available to avoid unacceptable delays in provision for the individual.</li> </ul>	<p>There are significant challenges in delivering support packages with Health due to capacity and demand issues. Positive joint working with partners internally, through commissioned services and across public services has developed in pockets and the opportunity to co-ordinate and capture this and build on such momentum will be channeled through the Housing Support Programme Strategy. This includes LD services</p> <p>The ability to further develop services via the Housing Support Programme Strategy continues to be impaired by challenges in recruiting and retaining skilled staff. This presents obstacles and challenges for both Local Authorities and the Welsh Government whilst the sector seeks to find solutions to overcome and mitigate these challenges.</p>

<b>Priority 2.4 To provide a range of financial and social support</b>		
<b>Action</b>	<b>Task</b>	<b>Progress</b>
Ensuring a range of financial products to support people to access and remain in their home	<ul style="list-style-type: none"> <li>• Promote and develop affordable ownership products including Shared Equity; Homebuy and Rent to Own.</li> <li>• Promote private rent support</li> </ul>	<p>Affordable ownership products are provided via Section 106 planning contributions and in partnership with RSL's on suitable developments. Affordable ownership properties are marketed via Tai Teg when available for application.</p> <p>As previously referenced above a range of prevention activities have been developed and will continue to be explored to help people to avoid homelessness. If</p>

	<p>through the BOND.</p> <ul style="list-style-type: none"> <li>• Develop access to affordable starter furnishing packages.</li> <li>• Provide financial management advice and access to financial products with the aim of reducing the risk of rent arrears / eviction.</li> </ul>	<p>despite intervention homelessness does occur support is available to help secure new homes within the private sector. However, this is increasingly challenging as fewer homes are on the market and significant costs make PRS rent unaffordable for many households.</p> <p>WG continues to fund the Bond scheme and there is now flexibility in how this funding is used.</p> <p>Funding is available and enhanced pots have been identified for Bonds, Rent In Advance and Deposits through the Homeless Service. This is in addition to funding such as Discretionary Housing payments.</p> <p>Various Welsh Government funding has enabled the Homeless Service to provide assistance such as Homestarter packs.</p> <p>Generic and Financial Housing Support services can be accessed via the Housing Support Gateway. Referrals to the Service may be made by Social Workers, Health Professionals, or any other professional from agencies (with permission of the individual/s) in addition to self-referrals.</p> <p>Specialist debt advice is available via the Housing support gateway and provides additional capacity and fast track entry for those of imminent risk of homelessness.</p>
<p>Develop a range of innovative support to address key barriers</p>	<ul style="list-style-type: none"> <li>• Explore a range of initiatives, based on best practice, which will provide cost benefits in the medium term to the public finances. For example, a furniture rental social enterprise.</li> </ul>	<p>Ongoing work through Housing support programme /strategy and operational delivery continues to focus on principles of prevention and earlier intervention, Move on from homelessness and makes best use of spend to save principles</p>

**Priority 2.5 To provide support for older people to either remain in their own home or move to more suitable accommodation**

<b>Action</b>	<b>Task</b>	<b>Progress</b>
<p>Review the SARTH to understand the housing needs of</p>	<ul style="list-style-type: none"> <li>• Develop a plan with our Housing Association partners to address the needs of older people on</li> </ul>	<p>Further work is required with partners to develop localised plans and strategies to meet the needs of older people within social housing across Flintshire.</p>

<p>older people in social housing</p>	<p>SARTH.</p>	<p>FCC's sheltered housing review will be a significant piece of work. The Council are in the process of completing internal and external stock condition surveys for all HRA properties. This will inform our investment programmes and</p>	<p>Progress</p>	<p>Improvements are being made to fuel poor homes, including tariff switching advice, the installation of fuel efficient heating systems and improvements to Household EPC ratings. Households are provided with energy efficiency advice and referrals to other support agencies as needed. 1,198 households have received support since 01/10/2021.</p>
<p><b>Output</b> Reduce the number of households in the private sector in Flintshire who are in fuel poverty from 10.1% to 8% during the period of the strategy</p>	<ul style="list-style-type: none"> <li>Develop an understanding of demand for adaptations to enable future planning of resources.</li> <li>Links with Social Services; Residential Care homes; Extra Care and supported housing to scope out move on options.</li> </ul>	<p><b>Timescale</b> March 2024</p> <p>This work is ongoing</p>	<p><b>Lead organisation/s</b> Flintshire County Council</p>	<p>Will also identify any properties/assets that require further option appraisals based upon their condition, suitability, and investment requirements.</p>
<p>Develop an understanding of the wider housing requirements for older people</p>	<ul style="list-style-type: none"> <li>Consult with interest groups to identify key issues, barriers and potential opportunities for an action plan.</li> <li>Review tenancy support and the potential of incentives to encourage downsizing where appropriate.</li> </ul>	<p>Further work required with partners linked with review of stock assessment. The Ageing Well team is working closely with colleagues in Housing to establish clear actions that will enable older people to make informed choices about where they live to ensure they maintain their independence and to age well costs.</p> <p>FCC is working with the North Wales housing providers in a 'rightsizing' project looking at whether people are in a property that is suitably sized for their needs. This will include under occupancy and downsizing incentives and aim to achieve a consistent approach across the North Wales region.</p> <p>As referenced earlier the Council are in the process of completing internal and external stock condition surveys for all HRA properties. Once the internal and external stock condition surveys for all HRA properties have been undertaken and a full analysis of the stock has been undertaken then further consultations will take place with interest groups to identify key issues, barriers, and potential opportunities for an action plan.</p>	<p>Notwithstanding the work of the Council and partner agencies, fuel poverty is expected to rise in response to unprecedented energy costs.</p> <p>A stock condition survey will need to be completed to determine the County's fuel poverty ratio.</p> <p>The Housing Support Grant fund the Warm Wales project named Healthy Homes Healthy People.</p>	<p>Further work required with partners linked with review of stock assessment. The Ageing Well team is working closely with colleagues in Housing to establish clear actions that will enable older people to make informed choices about where they live to ensure they maintain their independence and to age well costs.</p> <p>FCC is working with the North Wales housing providers in a 'rightsizing' project looking at whether people are in a property that is suitably sized for their needs. This will include under occupancy and downsizing incentives and aim to achieve a consistent approach across the North Wales region.</p> <p>As referenced earlier the Council are in the process of completing internal and external stock condition surveys for all HRA properties. Once the internal and external stock condition surveys for all HRA properties have been undertaken and a full analysis of the stock has been undertaken then further consultations will take place with interest groups to identify key issues, barriers, and potential opportunities for an action plan.</p>
		<p>This may include a review of tenancy support and the potential use of incentives to encourage downsizing where appropriate.</p>		

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<p>Complete the Welsh Housing Quality Standard programme by 100%</p>	<p>March 2021</p>	<p>Flintshire County Council and RSL Partners</p>	<p>The Council achieved WHQS compliance in December 2021 and are now in the maintenance phase of this investment programme.</p> <p>Clwyd Alyn achieved WHQS compliance in March 2017.</p> <p>Wales and West have maintained WHQS. However there were 12 units with an Acceptable Fail as follows;</p> <ul style="list-style-type: none"> <li>• 3 Properties where the EPC is lower than 65 (Physical Constraints)</li> <li>• 3 Properties level access to Garden (Physical constraints)</li> <li>• 2 Bathroom extractor fans (Physical Constraints)</li> <li>• 1 Property where no grip assisted floor in Kitchen and no extractor Fan (Residents choice)</li> <li>• 1 Property has level access Garden and rear garden safe suitable (Physical Constraints)</li> <li>• 1 LGSR (Residents Choice)</li> <li>• 1 EICR (Timing)</li> </ul> <p>Grwp Cynefin (GC) state 100% of homes have passed the WHQS subject to acceptable fails (latest Annual report 2021/2022). As per GC Corporate Plan 2019/24 GC have an investment programme which aims to reduce its number of acceptable fails to ensure tenants live in good quality affordable homes.</p>
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**Priority 3.1 Maximising energy efficiency standards and delivery methods**

<b>Action</b>	<b>Task</b>	<b>Progress</b>
Private sector renewal energy loans	<ul style="list-style-type: none"> <li>Maximise the use of the loan products aimed at owner occupiers to bring properties up to a good standard by making them energy efficient and removing hazards.</li> </ul>	<p>Private sector loans are available for owner occupiers to support schemes that provide funding for new central heating and property improvements. This is a Welsh Government loan which is available at a zero percent interest rate. 15 loans have been arranged since October 2021, there is an expectation that the use of the loans will increase as new funding streams are starting to commence, such as Eco4 which started July 2022 and the next phase of Warm Homes funding which is expected to start before the end of December.</p>
Gas infill programme for social housing properties that are off-gas	<ul style="list-style-type: none"> <li>Working with Wales and West Utilities to extend the gas network to bring more convenient and cost-effective heating to residents across all tenures. Niall</li> </ul>	<p>The Domestic Energy Efficiency Team currently provides the Housing Asset Service with various support services including, but not limited to, Project Management, Solar PV installations, Planned Heating and Renewable installations, and EPC surveys for all HRA properties.</p> <p>The Domestic Energy Efficiency Project Team no longer supports a gas infill programme; however, Flintshire Council does have a contract with Wales and West Utilities to administer the distribution of gas connection vouchers, aimed at supporting households without a gas mains connection. Between April 2021 and</p>



		October 2022, the scheme has provided 250 gas vouchers to individual households.
Retro fit of energy efficiency measures for vulnerable residents in all tenures	<ul style="list-style-type: none"> <li>Identify the strategic sites within communities that need redevelopment. Niall</li> </ul>	<p>As referenced above the Domestic Energy Efficiency Team currently provides the Housing Asset Service with various support services including but not limited to, Project Management, Solar PV installations, Planned Heating and Renewable installations, and EPC surveys for all HRA properties.</p> <p>The Domestic Energy Efficiency Project Teamwork in partnership with the Housing department to deliver the Optimised Retrofit Programme, utilise Flintshire Council energy crisis fund, and work in partnership with utility companies to maximise household benefits from the installation of new, efficient heating systems, insulation and the use of renewable energy. New funding streams, such as Eco4 which started July 2022 and the next phase of Warm Homes funding, will help ensure that Flintshire Council is contributing towards a reduction in fuel poverty and the carbon footprint across the county.</p>
Deliver the Warm Homes Fund	<ul style="list-style-type: none"> <li>The Council has secured £3m to tackle fuel poverty in Flintshire by improving efficiency through for example: fitting new heating systems or accessing the gas network.</li> </ul>	As referenced above The Domestic Energy Efficiency Team currently provides the Housing Asset Service with various support services including but not limited to, Project Management, Solar PV installations, Planned Heating and

		<p>Renewable installations, and EPC surveys for all HRA properties.</p> <p>The Warm Homes Fund programme was drawn to a successful conclusion in 2021 having supported 658 households. The Council has applied for further funding, particularly targeting the installation of air source heats pumps and awaits final approval.</p> <p>Although the Warm Homes project finished at the end of December 2021. Warm Wales are still providing support to Flintshire residents but not via funding from the Warm Homes Fund. This project is now part of the Healthy Homes Healthy People project. Partnerships and Development Director, Warm Wales has advised that they received 1,874 referrals between 1.4.22 to 31.3.23 of which 742 were for residents living in Flintshire.</p>
Arbed for Wales programme	<ul style="list-style-type: none"> <li>A spatially targeted WG programme focusing on windows and doors and external wall insulation, to address fuel poverty in the private sector.</li> </ul>	The ARBED programme concluded in 2021

**Priority 3.2 Improving the quality and standard of accommodation in the private sector**

Action	Task	Progress
Healthy Homes and Healthy	<ul style="list-style-type: none"> <li>Encourage different teams to think more broadly when</li> </ul>	The HSG funds a Healthy Homes and

<p>People – 2025 project bringing together a voluntary group of concerned people and organisations working with a shared purpose of ending avoidable health inequality in North Wales</p>	<p>undertaking their daily roles to improve the homes of people in the private sector.</p>	<p>Healthy People project to provide support to improve the homes of all people. It is tenure neutral, so it is open to all.</p>
<p>Rent Smart Wales</p>	<ul style="list-style-type: none"> <li>• Work with Landlords to promote Rent Smart Wales and improve the standards of the private rented stock.</li> </ul>	<p>PRS access services includes the Bond schemes, Private LL forum and engagement links with RSW, NRLA and WG. The private rented team is now in place. Landlord forums took place last year in February and November. Simon White, Head of Housing Strategy, Welsh Government was in attendance at both and was available to answer questions.</p> <p>A further Landlord forum was held in May 2023 in partnership with the National Residential Landlord Association (NRLA). This includes hosting a Financial Support Special featuring guest speakers from Warm Wales and Cambrian Credit Union.</p>

<p><b>Priority 3.3 Completing the WHQS programme by 2020 across all social housing stock</b></p>		
<p><b>Action</b></p>	<p><b>Task</b></p>	<p><b>Progress</b></p>
<p>The Council Stock</p>	<ul style="list-style-type: none"> <li>• Complete environmental improvements by 2020 and identify funding to undertake the external works.</li> </ul>	<p>The Council achieved WHQS compliance in December 2021 following Welsh Governments extension to the original 2020 deadline. We are now in the maintenance phase of this investment programme.</p>

		<p>The Council completed a high percentage of external stock condition surveys which will prioritise any immediate works accordingly. Future funding requirements are also being identified and these will be captured through our Business Planning arrangements.</p>
<p>Housing Association partners' stock</p>	<ul style="list-style-type: none"> <li>• Complete environmental improvements by 2020.</li> </ul>	<ul style="list-style-type: none"> <li>• Clwyd Alyn achieved WHQS compliance in March 2017. However, following the addition of the Polish Housing Society stock which was not WHQS compliant Clwyd Alyn advised Welsh Government that those properties would be logged as acceptable fails. Clwyd Alyn has taken the decision alongside Welsh Government and Gwynedd Council to re-develop the Polish Housing Society scheme a planning application for the re development has been submitted but waiting determination, once redeveloped homes will comply with WDQR</li> <li>• Wales and West Housing (WWH) provided the following overview:             <ol style="list-style-type: none"> <li>1. Major Works started between 1/4/22 &amp; 31/3/23</li> <li>2. Cambria work based on Original Estimate</li> </ol> </li> </ul> <p><b>Decarbonisation Major Works – ORP Funding</b></p>

		<p>1. Window Replacement, EWI installation &amp; PIV system – to 9 flats (222k Majority of works completed within this time scale)</p> <p><b>Major Works</b></p> <ul style="list-style-type: none"> <li>• Total value of work (including PAG's) - £489k</li> <li>• Number of kitchens replaced – 32</li> <li>• Number of bathrooms replaced – 2</li> <li>• Number of external doors replaced – 2</li> <li>• Number of roofs replaced – 1</li> </ul> <p>9. Number of PAG's delivered- 15 (£54k)</p> <p><b>WHQS</b> 12 Acceptable Fails in the Flintshire area:</p> <ul style="list-style-type: none"> <li>• 3 Properties where the EPC is lower than 65 (Physical Constraints)</li> <li>• 3 Properties level access to Garden (Physical constraints)</li> <li>• 2 Bathroom extractor fans (Physical Constraints)</li> <li>• 1 Property where no grip assisted floor in Kitchen and no extractor Fan (Residents choice)</li> <li>• 1 Property has level access Garden and rear garden safe suitable (Physical Constraints)</li> <li>• 1 LGSR (Residents Choice)</li> <li>• 1 EICR (Timing)</li> </ul>
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<b>Priority 3.4 Adopt a collaborative approach to preparing for the increase in demand for adaptations in properties to allow residents to remain in their home.</b>		
<b>Action</b>	<b>Task</b>	<b>Progress</b>
Set appropriate strategic objectives for adaptations that focus on wellbeing and independence	<ul style="list-style-type: none"> <li>Establish a partnership which incorporates all partners with funding for adaptations including:               <ol style="list-style-type: none"> <li>The Council's HRA budget</li> <li>Private sector Disabilities Funding Grant;</li> <li>Care and Repair, ENABLE for minor and major adaptations for those in the private sector;</li> <li>Housing Associations can access Physical Adaptation Grants for existing tenants. Jen Griffiths</li> </ol> </li> </ul>	This work will be progressed as part of the adaptations and specialist housing review work, outlined earlier as it is dependent on stock survey outcomes.
Improve the intelligence on the demand for adaptations	<ul style="list-style-type: none"> <li>Pull together a range of data from all partners to establish a better understanding of future demand.</li> </ul>	
Link the systems for managing and delivering adaptations	<ul style="list-style-type: none"> <li>Collaboratively develop adapted housing policies for all partners as part of the Specialist Housing Group.</li> <li>Review service standards for adaptations in line with Welsh Government.</li> <li>Consider how the EHRC toolkit can be utilised in Flintshire.</li> </ul>	

<b>Priority 3.5 Improve the standard of new build properties built by the Council and Housing Associations</b>		
<b>Action</b>	<b>Task</b>	<b>Progress</b>
Utilising the Flintshire House Standards	<ul style="list-style-type: none"> <li>Continually review and evaluate the standards to ensure they are relevant and contribute to the wider energy efficiency agenda.</li> <li>Consider introducing further requirements such as solar panels / PVs, electric car charging points.</li> </ul>	Flintshire Housing Standards have been superseded by the Welsh Development Quality Requirements 2021 (WDQR). All future affordable housing schemes must meet this standard. The standards have set space requirements and include higher energy efficiency measures moving towards carbon zero.
Welsh Government's Design Quality	<ul style="list-style-type: none"> <li>Ensure a consistent standard of quality of internal layout is achieved across a range of standard house types that are as</li> </ul>	See above

Requirements (DQR)	flexible as possible to cater for most resident's needs.	
Deliver different construction methods	<ul style="list-style-type: none"> <li>• Deliver new builds using sustainable materials including timber frame / SIPs and improve SAP ratings as part of SHARP.</li> <li>• Develop procurement opportunities through collaboration with Housing Association partners to deliver new construction methods.</li> <li>• Develop using off site manufacturing to reduce waste and quicker construction methods.</li> </ul>	<p>Modern Methods of Construction is a priority and featured within WDQR 2021. Therefore, all new affordable housing schemes will be built using MMC and utilising construction methods that minimise environmental impact.</p> <p>As above</p> <p>Homelessness Phase 2 Capital funding will deliver 6 units for Homeless households. These have been built using MMC (Park Lane x 4 units and Duke Street x 2 units). Duke Street have been completed and are occupied; Park Lane is due to complete August 2023.</p>

Provider	site	To be determined	1 bed Apt	2 bed Apt	1 bed bungalow	2 bed bungalow	2 bed bungalow adapted	3 bed bungalow	3 bed adapted House	3 bed bungalow 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	Older persons/sheltered Buckley													60	60
Clwyd Alyn	LD bungalows Buckley				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	56													56
Clwyd Alyn	Wrexham Road, Abermorddu		18								24	22	6		70
Clwyd Alyn	Hlghmere Drive, CQ		10								18	17	4		49
First Choice HA	17 Elm Road, Queensferry								1						1
First Choice HA	Specialist Housing Provision allocated														1
First Choice HA	Westhaven, Holywell Rd, Ewloe														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		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	Park Lane Homeless Provision													4	4
Flintshire	Penyffordd 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
Flintshire	Bryn Tirion Shotton		13												13
Flintshire	4 Buy Backs		4												4
Grwp Cynefin	Mortgage Rescue (2-addresses to be advised)		2												2
Grwp Cynefin	Rhewl Fawr, Penyffordd Holywell (phase 3)										6	2			8
Grwp Cynefin	homebuy Details to be confirmed		2												2
Grwp Cynefin	Homebuy 4 Bramley Way, Flintshire, CH5 3LG		1												1
North Wales Housing	Former Spectrum Garden Centre, Mold Road, Cefn y Bedd, Flintshire LL12 9UR		20								3	4	3		30
Wales & West	New Inn, Sandycroft					8									8
Wales & West	Land at Brunswick Road, Buckley		7	2											9
Wales & West	Wern Farm Bagillt		8		4	2					25	4	2		45
	<b>Totals</b>		<b>86</b>	<b>130</b>	<b>66</b>	<b>18</b>	<b>17</b>	<b>2</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>175</b>	<b>139</b>	<b>24</b>	<b>730</b>