

Public Document Pack

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To: Cllr Helen Brown (Chair)

Councillors: Pam Banks, Gillian Brockley, Tina Claydon, Geoff Collett, Rosetta Dolphin, David Evans, Ray Hughes, Dennis Hutchinson, Kevin Rush, Dale Selvester and Linda Thew

8 December, 2022

Dear Sir/Madam

NOTICE OF HYBRID MEETING
COMMUNITY & HOUSING OVERVIEW & SCRUTINY COMMITTEE
WEDNESDAY, 14TH DECEMBER, 2022 at 10.00 AM

Yours faithfully

Steven Goodrum
Democratic Services Manager

Please note: Attendance at this meeting is either in person in the Council Chamber, Flintshire County Council, County Hall, Mold, Flintshire or on a virtual basis.

The meeting will be live streamed onto the Council's website. The live streaming will stop when any confidential items are considered. A recording of the meeting will also be available, shortly after the meeting at <https://flintshire.public-i.tv/core/portal/home>

If you have any queries regarding this, please contact a member of the Democratic Services Team on 01352 702345.

A G E N D A

1 **APOLOGIES**

Purpose: To receive any apologies.

2 **DECLARATIONS OF INTEREST (INCLUDING WHIPPING DECLARATIONS)**

Purpose: To receive any Declarations and advise Members accordingly.

3 **MINUTES** (Pages 5 - 10)

Purpose: To confirm as a correct record the minutes of the meeting held on 16 November, 2022.

4 **FORWARD WORK PROGRAMME AND ACTION TRACKING** (Pages 11 - 20)

Report of Overview & Scrutiny Facilitator

Purpose: To consider the Forward Work Programme of the Community & Housing Overview & Scrutiny Committee and to inform the Committee of progress against actions from previous meetings.

LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985 - TO CONSIDER THE EXCLUSION OF THE PRESS AND PUBLIC

The following item is considered to be exempt by virtue of Paragraph(s) 15 of Part 4 of Schedule 12A of the Local Government Act 1972 (as amended).

The public interest in withholding the information outweighs the public interest in disclosure until such time as those consultations/negotiations have been concluded.

5 **MTFS & BUDGET SETTING 2023-24 (STAGE 2)** (Pages 21 - 32)

Report of Chief Officer (Housing and Communities), Corporate Finance Manager - Cabinet Member for Finance, Inclusion, Resilient Communities including Social Value and Procurement, Cabinet Member for Housing and Regeneration

Purpose: That the Committee reviews and comments on the cost pressures and overall budget strategy, and advises on any areas of cost efficiency it would like to see explored further.

THE MEETING WILL CONTINUE IN PUBLIC SESSION FOLLOWING CONSIDERATION OF AGENDA ITEM 5

6 HOUSING REVENUE ACCOUNT (HRA) 30 YEAR FINANCIAL BUSINESS PLAN (Pages 33 - 50)

Report of Chief Officer (Housing and Communities), Corporate Finance Manager - Cabinet Member for Housing and Regeneration, Cabinet Member for Finance, Inclusion, Resilient Communities including Social Value and Procurement

Purpose: To consider the proposed Housing Revenue Account (HRA) Budget for 2023/24 and the HRA Business Plan.

7 HOUSING STRATEGY (Pages 51 - 116)

Report of Chief Officer (Housing and Communities) - Cabinet Member for Housing and Regeneration

Purpose: To provide an update on the Housing Strategy.

8 FLINTSHIRE HOUSING NEED PROSPECTUS (Pages 117 - 142)

Report of Chief Officer (Housing and Communities) - Cabinet Member for Housing and Regeneration

Purpose: To provide an update on the Housing Need Prospectus which informs the Social Housing Grant Programme.

Please note that there may be a 10 minute adjournment of this meeting if it lasts longer than two hours

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COMMUNITY & HOUSING OVERVIEW & SCRUTINY COMMITTEE **16 NOVEMBER 2022**

Minutes of the meeting of the Community & Housing Overview & Scrutiny Committee of Flintshire County Council held as a remote attendance meeting on Wednesday, 16 November 2022

PRESENT: Councillor Helen Brown (Chair)

Councillors: Gilliam Brockley, Tina Claydon, Geoff Collett, Rosetta Dolphin, David Evans, Ray Hughes, Kevin Rush, Dale Selvester and Linda Thew

SUBSTITUTIONS: Councillors: Bernie Attridge (for Pam Banks) and Rob Davies (for Dennis Hutchinson)

ALSO PRESENT: Councillor: Marion Bateman attended as an observer

CONTRIBUTORS: Councillor Sean Bibby (Cabinet Member for Housing and Regeneration); Chief Executive; Chief Officer (Housing and Communities); Senior Manager - Housing Management, Benefit Service including Disabled Facilities Grants and Business Manager

IN ATTENDANCE: Community & Education Overview & Scrutiny Facilitator

29. DECLARATIONS OF INTEREST (INCLUDING WHIPPING DECLARATIONS)

None.

30. MINUTES

The minutes of the meeting held on 27 September, 2022 were approved as a correct record, as moved and seconded by Councillor Bernie Attridge and Councillor David Evans.

The minutes of the meeting held on 12 October, 2022 were approved as a correct record, as moved, and seconded by Councillor Bernie Attridge and Councillor Linda Thew.

RESOLVED:

That the minutes of the meetings held on 27 September and 12 October be approved as a correct record and signed by the Chair.

31. FORWARD WORK PROGRAMME & ACTION TRACKING

The Overview & Scrutiny Facilitator presented the current Forward Work Programme for consideration.

The Facilitator referred to the number of items listed for the next meeting scheduled for 14th December and suggested that she liaise with the Chair and Chief

Officer following the meeting to move some items to other meetings, to allow for a full debate on the Medium Term Financial Strategy (MTFS) & Budget Setting 2023-24 (Stage 2) report. The Committee supported this suggestion.

The Facilitator outlined the following changes that had been made to the Forward Work Programme since the last meeting:-

- Temporary Accommodation Audit Update – this report has been moved to April, 2023 to allow for the final Rapid Rehousing Plan to be submitted;
- Housing Register Service Customer Satisfaction – this information will be included as part of the Housing Register report being presented to the Committee in February, 2023; and
- Sheltered Housing Review – this report will now be presented in February 2023

In relation to the Actions arising from the last meeting, the Facilitator reported that a site visit to view Void properties has been arranged for 9th December, 2022. Additional information on the site visit will be sent to Members of the Committee in due course. On the action relating to a report on Poverty being brought forward on the Forward Work Programme, the Facilitator advised that a report was recently presented to Cabinet on the cost of living crisis and she would share this with Members of the Committee after the meeting. Performance on poverty would also be presented to the Committee at its meeting in December, 2022.

Councillor Bernie Attridge asked if a briefing note could be provided to all Members of the Council on how the Council dealt with older properties that had damp and mould. He also asked if information on triple vent ventilation, which he believed should be provided when installing replacement windows, could be provided as part of the briefing note. He said that he appreciated that the Committee had a busy Forward Work Programme, and therefore would appreciate a briefing note to provide assurance to Members, if a report could not be accommodated within the Forward Work Programme. The Chair suggested that a report on this matter be included on the Forward Work Programme for January, 2023.

The Facilitator suggested that a briefing note be provided to all Members following the meeting and a decision on whether a report should also be brought to the Committee could be made at a later date.

The recommendations, as outlined within the report, were moved by Councillor Bernie Attridge and seconded by Councillor Rob Davies.

RESOLVED:

- (a) That the Forward Work Programme be noted;
- (b) That the Facilitator, in consultation with the Chair of the Committee, be authorised to vary the Forward Work Programme between meetings, as the need arises; and
- (c) That the Committee notes the progress made in completing the outstanding actions.

32. RENTING HOMES (WALES) ACT 2016

The Senior Manager - Housing Management introduced the report to provide an overview of the new Renting Homes Act and the changes that would be brought into effect from 1st December, 2022. The Act aimed to simplify the process of renting a home in Wales and to provide parties with more information about their rights and obligations.

The Senior Manager explained that once fully enacted, the Act would create a completely new system for residential tenancies in Wales. It was intended to entirely replace the secure, assured shorthold and assured agricultural occupancies tenancy regimes which currently operated under the Housing Act 1985 and Housing Act 1988.

In highlighting the fundamental changes within the Act, the Senior Manager advised that under the new law tenants and licensees would become 'contract-holders' and tenancy agreements would be replaced with 'occupation contracts'. The Occupation Contracts would have to be set out in a 'written statement' and its purpose was to confirm the terms of the contract. There would be two types of contract, as follows:-

1. Secure – which Flintshire will adopt as landlord.
2. Standard Contract – Which will be mainly used in the private sector.

The implementation in Flintshire from 1st December would see any new contract holders receiving a new contract, and any existing contract holders would be entered into a period of consultation to encourage them to convert from their existing tenancies to a contract to comply with the new regulations. A series of roadshows would take place from February 2023 to explain the new Act to tenants.

Councillor Bernie Attridge raised concern around the role of the Scrutiny Committee in considering the report and providing feedback prior to the Cabinet meeting the following week. He did not feel that there was any opportunity to amend the changes proposed within the Act as it would become law from 1st December. He said that he could find no background information on consultation undertaken and asked what consultation had been carried out by the Cabinet Member and Leader of the Council through the Welsh Government (WG) on the proposed changes and was consultation carried out with the tenants ahead of the changes being brought into effect from 1st December 2022. He also raised concerns around the removal of the introductory tenancies which were in place to the Council to remove bad tenants.

The Senior Manager said that she was not aware of the consultation process but explained that the Act became law in 2016 with WG delaying the roll out and implementation of the law until 1st December, 2022. She explained that it was an Act of law which the Council had to implement and that the consultation with residents and tenants would ensure that they understood what the changes meant. There were some positive changes within the Act, around giving tenants greater rights and holding landlords to account if property repairs were not undertaken.

The Chief Officer (Housing and Communities) advised that feedback from the Committee would be provided at the Cabinet meeting next week. The Cabinet Member for Housing and Regeneration reiterated the comments that the Act became law in 2016 and suggested that those Members who were elected Members of the Council at that time could recollect the consultation process during that time. He said that he would feedback the concerns of Councillor Attridge to Cabinet.

Councillor Rosetta Dolphin spoke in support of the comments made by Councillor Attridge around keeping Introductory Tenancies and gave an example of a tenants within her own ward who had caused thousands of pounds worth of damage but could be removed quickly due to being on an Introductory Tenancy.

Councillor Dale Selvester raised concerns that the changes to Introductory Tenancies would allow tenants to request transfers more often, which could have a negative impact on the number of void properties in the County. He also raised concerns around the changes to Abandonment Notices and the responsibility now resting with the Council. He was concerned around the issue of such a notice and the potential for criticism if for some reason a notice was issued, and it then transpired that a property was not abandoned.

The Chair commented on changes to Enhanced Succession Rights and gave an example of a young person left in a property following the death of their parents. She raised concerns that given the spare room subsidy, this person could be set up to fail and asked would there be an opportunity for this person to move to a smaller property.

In response to the questions raised, the Senior Manager explained that the reason they were not recommending having an Introductory Tenancy was because under the new law there was no difference between the Tenancies, and this did not allow a fast track for eviction. In response to the comments on an increase in void properties, she explained that transfer requests were managed daily and would continue to be managed in the same way. She welcomed the change to Abandonment Notices and commented on the frustration of knowing a property was abandoned and the previous lengthy time taken for the property to be returned to the Council. The new Policy and Procedure would see properties being taken back only once the Council was satisfied they had been abandoned. She also advised that conversations would continue to be had with tenants following a succession to ensure that the property was affordable but ultimately this was their decision on whether to remain in the property or request a transfer.

The Chair asked if as part of the Enhanced Succession Rights, if a person was to succeed to the occupation contract, would they be put on an Introductory Tenancy. The Senior Manager said that she would clarify this following the meeting.

In response to further questions raised by Councillor Attridge, the Senior Manager said that she was unsure whether representations on the Act would be accepted and said that by looking at the previous consultation process it maybe that the concerns raised by Members of the Committee had already been made and taken into consideration by WG. She said that she would enquire with WG and legal partners on whether a review of the Act was planned, and provide this information, if available to Cabinet when considering the report in November 2022.

Cllr Attridge proposed an additional recommendation to those listed in the report, that the Senior Manager review consultation previously undertaken and enquire with the WG and legal partners on whether a review of the Act was planned, and provide this information, if available to Cabinet when considering the report in November 2022. This was seconded by Councillor Rob Davies.

Councillor Dave Evans, following clarification from the Senior Manager proposed that recommendation 2 as listed in the report be amended to read:-

- That the Committee has serious concerns on the removal of introductory tenancies from the policy.

In response to further questions around Introductory Tenancies the Senior Manager explained that the Council's powers would be reduced as part of the new Act and that it did not give the Council a quicker right to terminate. She said that it was important to note that the Council did not undertake many evictions and that the majority of Introductory Tenancies were successful in becoming Secure Tenancies.

The Facilitator advised that all comments made by Members of the Committee would be compiled and sent to the Cabinet Member and Officers ahead of the Cabinet meeting.

The recommendations, as amended by Councillor Bernie Attridge and Councillor Dave Evans were moved by Councillor Attridge and seconded by Councillor Rob Davies.

RESOLVED:

- (a) That the Committee note the changes proposed to the way all landlords in Wales rent their properties for implementation from 1 December 2022;
- (b) That the Committee has serious concerns on the removal of introductory tenancies from the policy; and
- (c) That the Senior Manager review consultation previously undertaken and enquire with the WG and legal partners on whether a review of the Act was planned, and provide this information, if available to Cabinet when considering the report in November, 2022.

LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985 – TO CONSIDER THE EXCLUSION OF THE PRESS AND PUBLIC

RESOLVED:

That the press and public be excluded for the remainder of the meeting for the following items by virtue of exempt information under paragraph(s) 14 of Part 4 of Schedule 12A of the Local Government Act 1972 (as amended).

33. MANAGED STORES CONTRACT

The Business Manager presented the proposals for the future supply of building materials and associated services through a managed stores via the ADRA All Wales Materials framework. The framework offers opportunities across Wales for collaboration with other authorities and housing providers, thus providing potential materials cost savings due to economies of scale.

The Council would continue to monitor performance of the contract through receipt of key performance indicators. This would allow early identification of any concerns with performance and presents opportunities for continuous improvement measures to be developed.

The Business Manager responded to questions raised by Councillor Bernie Attridge around other available sites and community benefit.

The recommendations, as outlined within the report, were moved by Councillor Bernie Attridge, and seconded by Councillor Rob Davies.

RESOLVED:

- (a) That the Committee note the award of the managed stores contract, as outlined in the report, via the ADRA All Wales Materials framework; and
- (b) That the Committee note the award of a four year contract with the option to extend for a further four years subject to performance.

34. MEMBERS OF THE PRESS IN ATTENDANCE

There were no members of the press in attendance.

(The meeting started at 2.00 pm and ended at 2.53pm)

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Chair



COMMUNITY & HOUSING OVERVIEW & SCRUTINY COMMITTEE

Date of Meeting	Wednesday 14 th December, 2022
Report Subject	Forward Work Programme and Action Tracking
Report Author	Overview & Scrutiny Facilitator
Type of Report	Operational

EXECUTIVE SUMMARY

Overview & Scrutiny presents a unique opportunity for Members to determine the Forward Work programme of the Committee of which they are Members. By reviewing and prioritising the Forward Work Programme Members are able to ensure it is Member-led and includes the right issues. A copy of the Forward Work Programme is attached at Appendix 1 for Members' consideration which has been updated following the last meeting.

The Committee is asked to consider, and amend where necessary, the Forward Work Programme for the Community Housing & Assets Overview & Scrutiny Committee.

The report also shows actions arising from previous meetings of the Community Housing & Assets Overview & Scrutiny Committee and the progress made in completing them. Any outstanding actions will be continued to be reported to the Committee as shown in Appendix 2.

RECOMMENDATION

1	That the Committee considers the draft Forward Work Programme and approve/amend as necessary.
2	That the Facilitator, in consultation with the Chair of the Committee be authorised to vary the Forward Work Programme between meetings, as the need arises.
3	That the Committee notes the progress made in completing the outstanding actions.

REPORT DETAILS

1.00	EXPLAINING THE FORWARD WORK PROGRAMME AND ACTION TRACKING
1.01	Items feed into a Committee's Forward Work Programme from a number of sources. Members can suggest topics for review by Overview & Scrutiny Committees, members of the public can suggest topics, items can be referred by the Cabinet for consultation purposes, or by County Council or Chief Officers. Other possible items are identified from the Cabinet Work Programme and the Improvement Plan.
1.02	<p>In identifying topics for future consideration, it is useful for a 'test of significance' to be applied. This can be achieved by asking a range of questions as follows:</p> <ol style="list-style-type: none">1. Will the review contribute to the Council's priorities and/or objectives?2. Is it an area of major change or risk?3. Are there issues of concern in performance?4. Is there new Government guidance of legislation?5. Is it prompted by the work carried out by Regulators/Internal Audit?6. Is the issue of public or Member concern?
1.03	In previous meetings, requests for information, reports or actions have been made. These have been summarised as action points. Following a meeting of the Corporate Resources Overview & Scrutiny Committee in July 2018, it was recognised that there was a need to formalise such reporting back to Overview & Scrutiny Committees, as 'Matters Arising' was not an item which can feature on an agenda.
1.04	It was suggested that the 'Action tracking' approach be trialled for the Corporate Resources Overview & Scrutiny Committee. Following a successful trial, it was agreed to extend the approach to all Overview & Scrutiny Committees.
1.05	The Action Tracking details including an update on progress is attached at Appendix 2.

2.00	RESOURCE IMPLICATIONS
2.01	None as a result of this report.

3.00	CONSULTATIONS REQUIRED / CARRIED OUT
3.01	In some cases, action owners have been contacted to provide an update on their actions.

4.00	RISK MANAGEMENT
4.01	None as a result of this report.

5.00	APPENDICES
5.01	Appendix 1 – Draft Forward Work Programme. Appendix 2 – Action Tracking for the Community & Housing OSC.

6.00	LIST OF ACCESSIBLE BACKGROUND DOCUMENTS
6.01	Minutes of previous meetings of the Committee as identified in Appendix 2. Contact Officer: Ceri Shotton Overview & Scrutiny Facilitator Telephone: 01352 702305 E-mail: ceri.shotton@flintshire.gov.uk

7.00	GLOSSARY OF TERMS
7.01	Improvement Plan: the document which sets out the annual priorities of the Council. It is a requirement of the Local Government (Wales) Measure 2009 to set Improvement Objectives and publish an Improvement Plan.

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COMMUNITY, HOUSING & ASSETS OVERVIEW & SCRUTINY FORWARD WORK PROGRAMME
CURRENT FWP

Date of meeting	Subject	Purpose of Report	Scrutiny Focus	Report Author
Wednesday 11th January, 2023 10am Page 15	Welfare Reform Update /Housing Rent Income	To provide an update on the impacts of welfare reforms and the work that is ongoing to mitigate them. To include information on the Tenancy Hardship Grant Scheme (THG).	Assurance Monitoring	Service Manager - Revenues and Procurement / Service Manager (Housing Welfare and Communities)
	Tenant Engagement Strategy	To present to committee the draft tenant engagement strategy and provide information on the tenant's federation and other forms of consultation.	Consultation	Service Manager – Housing, Welfare and communities
	Council Plan 2022-23 Mid-Year Performance Reporting	To review the levels of progress in the achievement of activities and performance levels identified in the Council Plan.	Assurance Monitoring	Chief Officer (Housing & Communities)
Wednesday 8th February, 2023 10am	The Common Housing Register	To provide an update on the Common Housing Register and outcome of the customer satisfaction survey	Information Sharing	Service Manager – Housing & Prevention
	Housing Support Grant Update	To provide an update on the Housing Support Grant	Information Sharing	Service Manager – Housing & Prevention
	Garage Sites	To provide an update on work being carried out at Garage sites across the County.	Information Sharing	Strategic Housing & Program Delivery Manager

COMMUNITY, HOUSING & ASSETS OVERVIEW & SCRUTINY FORWARD WORK PROGRAMME

	Sheltered Housing Review	To provide an update to the Committee following the Sheltered Housing review	Consultation	Strategic Housing & Program Delivery Manager
Wednesday 8th March, 2023 10am Page 16	Homelessness Update inc: Rough Sleepers	To provide an update on the work ongoing to mitigate Homelessness and support provided to rough sleepers	Assurance Monitoring	Service Manager – Housing & Prevention
	Standard Tenants and Residents (STAR) Survey Outcomes	To outline the outcome of the (STAR) Survey	Consultation	Service Manager – Housing, Welfare and communities
	Dynamic Resource Scheduler (DRS) System Update	To provide an update following implementation of the DRS System.	Assurance Monitoring	Senior Manager - Housing & Asset Management
	Voids Management	To provide an update to the Committee on Void properties and the work undertaken to bring the properties back into use.	Assurance Monitoring	Service Manager - Housing Assets
	NEW Homes Business Plan	To consider the NEW Homes Business Plan	Consultation	Strategic Housing & Program Delivery Manager
Wednesday 14th April, 2023 10am	Disrepair Update	To provide an update on work ongoing to deal with disrepairs.	Assurance Monitoring	Senior Manager - Housing & Asset Management
	Poverty	To provide information on work being undertaken to mitigate the impacts of Poverty, specifically around food poverty.	Assurance Monitoring	Service Manager – Housing, Welfare and communities

COMMUNITY, HOUSING & ASSETS OVERVIEW & SCRUTINY FORWARD WORK PROGRAMME

	Temporary Accommodation Audit Update	To provide a progress report on the action plan for service improvement following the audit of the Temporary Accommodation.	Assurance Monitoring	Service Manager – Housing & Prevention
Wednesday 17th May, 2023 10am	Gypsy and Traveller Transit Site	To report to the Committee on a Gypsy and Traveller Transit Site in the County.	Consultation	Service Manager – Housing, Welfare and communities
	Estate Management	To consider Estate Management and work being undertaken by the Council and the impact this has on tenants.	Consultation / Assurance Monitoring	Service Manager – Housing, Welfare and communities
	Anti-Social behaviour	To update Members on the Policy and to outline any proposed changes to the Policy.	Assurance Monitoring	Service Manager – Housing, Welfare and communities
Wednesday 14th June, 2023 2pm	Communal Heating Charges 2023/24	To consider the proposed heating charges in council properties with communal heating systems for 2023/24 prior to Cabinet approval.	Consultation	Corporate Finance – Accountant
	Council Plan 2022-23 Year-End Performance	To review the levels of progress in the achievement of activities and performance levels identified in the Council Plan.	Assurance Monitoring	Chief Officer (Housing & Communities)
Wednesday 12th July, 2023 10am	Welfare Reform Update /Housing Rent Income	To provide an update on the impacts of welfare reforms and the work that is ongoing to mitigate them.	Assurance Monitoring	Service Manager - Revenues and Procurement / Service Manager (Housing Welfare and Communities)

COMMUNITY, HOUSING & ASSETS OVERVIEW & SCRUTINY FORWARD WORK PROGRAMME

Items to be scheduled

- **Refugees Update** - To provide an update on the settlement of Refugees across Flintshire. This item was on the FWP for November, 2022 but will be moved to an appropriate date in due course.

REGULAR ITEMS

Month	Item	Purpose of Report	Responsible / Contact Officer
Quarterly / Annual	Performance Reporting	To consider performance outturns for improvement targets against directorate indicators.	Chief Officer (Housing and Assets)
Six monthly	Welfare Reform Update – including Universal Credit	To update Members on the impact of Welfare Reform and the cost to the Council.	Service Manager – Housing, Welfare and communities
Six monthly	Update on North East Wales Homes & Property Management	To update Members on the work of the North East Wales Homes & Property Management	Housing Strategy Manager
Annually – September	WHQS Capital Programme – Delivery review update	To provide an update on progress of the Welsh Housing Quality Standards (WHQS), that the Council is delivering through its Capital Investment Programme. Report to include information around the use of local labour and number of apprentices and school leavers.	Chief Officer (Housing and Assets)
Six monthly	Update on Housing Rent Income	To provide an update on rent collection and current arrear levels	Revenues Manager

ACTION TRACKING FOR THE COMMUNITY & HOUSING OVERVIEW & SCRUTINY COMMITTEE

Meeting Date	Agenda item	Action Required	Action Officer(s)	Action taken	Timescale
16.11.2022	4. Forward Work Programme and Action Tracking	Councillor Bernie Attridge asked if a briefing note could be provided to all Members of the Council on how the Council dealt with older properties that had damp and mould. He also asked if information on triple vent ventilation, which he believed should be provided when installing replacement windows, could be provided as part of the briefing note. It was agreed that a briefing note would be provided to all Members following the meeting.	Vicky Clark	A briefing note was e-mailed to all Members of the Council on 05.12.2022.	Completed.
16.11.2022	5. Renting Homes (Wales) Act 2016	That the comments made by Members of the Committee be sent to the Cabinet Member and Officers in order to be feedback to Cabinet at its meeting in November, 2022.	Ceri Shotton	The comments made by the Committee were e-mailed to the Cabinet Member and Officers on 21.11.2022 ahead of Cabinet.	Completed.
16.11.2022	5. Renting Homes (Wales) Act 2016	As shown at recommendation (c), that the Senior Manager review consultation previously undertaken and enquire with the WG and legal partners on whether a review of the Act was planned, and provide this information, if available to Cabinet when	Jen Griffiths	During the Cabinet meeting held on 22.11.22 the Cabinet Member said that together with the Chief Officer he was happy to make representations to WG to highlight the	On-going

		<p>considering the report in November, 2022.</p>		<p>concerns raised by the Committee around the changes to Introductory Tenancies.</p> <p>The Senior Manager advised that se had made enquires with WG and legal partners on whether a review of the Act was planned and what consultation was carried out. No response had been received ahead of the Cabinet meeting and once a response had been received, this information would be circulated.</p> <p>The Senior Manager also reported that there had been 7 evictions last year, as enquired during the Committee meeting.</p>	
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By virtue of paragraph(s) 15 of Part 4 of Schedule 12A of the Local Government Act 1972.

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COMMUNITY & HOUSING OVERVIEW AND SCRUTINY COMMITTEE

Date of Meeting	Wednesday 14 th December 2022
Report Subject	Housing Revenue Account (HRA) 30 Year Financial Business Plan
Cabinet Member	Cabinet Member for Housing and Regeneration Cabinet Member for Finance, Inclusion, Resilient Communities including Social Value and Procurement
Report Author	Chief Officer (Housing and Communities) and Corporate Finance Manager
Type of Report	Strategic

EXECUTIVE SUMMARY

The purpose of this report is to present for consideration and comment, the draft HRA 30 year Financial Business Plan and the proposed HRA Budget for 2023/24.

RECOMMENDATIONS

- | | |
|---|---|
| 1 | That Community, Housing and Assets Overview and Scrutiny Committee consider the HRA 30 year Financial Business Plan and budget for 2023/24 as set out in this report and attached appendices and provide their observations and comments. |
|---|---|

REPORT DETAILS

1.00	EXPLAINING THE HRA BUSINESS PLAN 2023/24 UPDATE
1.01	Considerations <p>The HRA is required to produce a 30 year business plan.</p> <p>The strategic context for this year's HRA budget setting includes the following:</p> <ul style="list-style-type: none">• To ensure affordability for tenants is at the core of our considerations and that support is given to tenants who face financial hardship where they are engaged with the Council• Continued drive to ensure all service costs are efficient and that value for money can be achieved• To ensure the treasury management strategy continues to meet the Housing Revenue Account's new and ongoing borrowing requirements• Setting a balanced budget with a minimum of 7% surplus revenue over expenditure• Maximisation of revenue efficiencies to minimise the borrowing required to meet Welsh Housing Quality Standards (WHQS)• Delivery of new build Council housing• Continued drive to ensure homes are energy efficient and explore decarbonisation• Provision of adequate ongoing capital to maintain WHQS levels
1.02	Borrowing <p>The deed to terminate the voluntary agreement for the HRA borrowing cap was signed on the 2nd December 2019. It is therefore important that going forward, increased borrowing in the HRA is carefully managed and monitored to ensure that it is sustainable and affordable to the business plan. Work is ongoing with Welsh Government to develop a set of prudential borrowing indicators to enable transparent monitoring of this going forward.</p> <p>Historically, prudential borrowing was repaid at 2% per year, in line with the HRA's approved Minimum Revenue Provision (MRP), however since 2021/22, all borrowing undertaken by the HRA is repaid under the Annuity method which is reflective of increasing repayments in line with inflating rents.</p> <p>The HRA is part of the single debt pool for the Council, all borrowing for the Council is managed within one pool and the average borrowing rate for the Council is applied to all new borrowing in the HRA. The rate assumed in the Business plan is 3.80%.</p>
1.03	Rents <p>In December 2019, Welsh Government released the revised rent policy for a 5-year period beginning in April 2020/21.</p>

The policy is designed to ensure that affordability for tenants is at the core of our considerations and when setting the rent uplift, landlords should consider value for money and the whole cost of living in a property as part of their rationale for setting rents.

The Rent Policy for Social Housing Rents from 2020/21 sets out the following:

- An annual rent uplift of up to CPI+1%, for 5 years to 2024/25 using the level of CPI from the previous September each year.
- The level of rents for individual tenants can be frozen or rise by up to an additional £2 over and above CPI+1%, on condition that total rental income collected by the social landlord increases by no more than CPI+1%.

The policy states, however, that should CPI fall outside the range of 0% to 3%, the Welsh Minister with responsibility for housing will determine the appropriate change to rent levels to be applied for that year only.

CPI as of September 2022 was 10.1%. The Minister has considered the impact on tenants and sought a commitment from landlords that there will be arrangements in place to protect and enhance the provision of good quality housing and vital tenant support services, and based on this, has set a maximum limit at which social rents can increase to 6.5% from April 2023.

The previous rent policy set target rents for each type of property, to ensure consistency in rent setting, which has been introduced over a number of years on a transitional basis so that tenants paying under target rent would see no more than an inflation plus £2.00 increase per annum. Flintshire currently have a number of tenancies still paying under the target rent bands.

The rent increase modelled in the business plan for next financial year, however, applies an overall uplift of 5% to all tenants. It is also proposed that we do not implement a transitional increase of £2.00 per week to any of our tenants in 2023/24, to ensure that the rent uplift is equitable to all.

We have considered the impact on our tenants of a 5% rent uplift and this is summarised in the table below, it is important to note, however, that 71% of all of our tenants are eligible for HB/UC support towards their rent and service charges.

HB eligibility	Average % of rent paid by HB	Average impact on tenants p.w.
Full	100%	£0.00
Partial	74%	£1.30
None	0%	£5.00

We have chosen not to implement the highest allowable increase (6.5%) in order to balance affordability for tenants, whilst also maintaining our service delivery and the standard of our properties. The cost of not increasing rents

	<p>to the maximum permitted under the rent policy is £0.571m in 2023/24 and £23.242m over the life of the 30-year Business Plan.</p> <p>It is also assumed in the Business Plan that we will investigate the option of setting aside a “discretionary fund” within the HRA to further support any tenants who may face financial hardship specifically linked to the payment of rent.</p> <p>An overall inflationary increase of 5% forecasts rental income at £39.982m for 2023/24 which is an increase in income of £1.935m in year 1.</p>
1.04	<p>Garage Rents</p> <p>The proposed garage rent, and garage plot increase is 5% for 2023/24, which equates to £0.51 per week for garage rent and takes the rent per week to £10.74 (based on 52 weeks). The proposed garage plot increase is £0.08 per week taking the garage plot rent to £1.74 per week.</p> <p>The business plan anticipates income levels of £0.347m for garages and garage plots.</p>
1.05	<p>Service Charges</p> <p>The rent and service charges policy was introduced in 2015 and at that time expected all Local Housing Associations (LHA’s) to be achieving full cost recovery for service charges, if this had not yet been achieved a clear transition plan should be identified to achieve this.</p> <p>In 2020/21 the weekly service charges were increased based on a stepped approach over two years with the final phased increase to be implemented in 2021/22. It was agreed to delay this final increase and to freeze service charges in 2021/22, with a view to protecting tenants who may be experiencing financial difficulty as a result of Covid-19.</p> <p>It is proposed, as part of this business plan, that service charges continue to be frozen into 2023/24. This will enable us to ensure the services provided are of a high standard, represent value for money and that the true costs are reflected in the Service Charges calculations.</p>

1.06

Capital Programme

The total proposed capital programme for 2023/24 is £29.457m, summarised in Appendix C.

Revised WHQS

Welsh Government are currently developing the revised standard for WHQS 2.0. The areas highlighted are:

- SAP (Standard Assessment Procedure) rating and methods of calculation
- Wellbeing
- Safe and Attractive Environments

Low / zero carbon homes is still a developing area and Welsh Government recommend that options are considered in our sensitivity analysis.

Regeneration

A £2.200m regeneration budget has been allocated within the Capital Programme for 2023/24. The aim is to utilise this allocation to remodel HRA stock where the current stock is no longer fit for purpose. There are a number of pipeline schemes for consideration:

- Sheltered Housing Review
- Estate Remodeling
- Homeless Accommodation

SHARP

£7.668m has been built into 2023/24 for new build Council housing. The programme currently has five schemes in the pipeline for 2023/24 which will provide an additional 52 properties into the current social housing stock.

The business plan also assumes a further 51 units in 2024/25 and 50 units per annum thereafter, up to 2030/31.

Capitalisation of the costs of the development team has been included in the programme at 4% of the total development budget.

From 2021/22 Welsh Government offered Social Housing Grant (SHG) to stock owned authorities calculated using a new Standard Viability Model. The new Model uses standard assumptions to discount income and costs over a set period to calculate the funding gap i.e., the grant allowable for each scheme. We have assumed a prudent level of grant towards our development programme.

1.07	<p>Capital Funding</p> <p>The £29.457m capital programme will be funded by:-</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">WHQS & Asset Investment Funding</th> <th style="text-align: right;">£m</th> </tr> </thead> <tbody> <tr> <td>Revenue Contribution (CERA)</td> <td style="text-align: right;">12.711</td> </tr> <tr> <td>Major Repairs Allowance</td> <td style="text-align: right;">4.978</td> </tr> <tr> <td>Energy Efficiency income (FIT)</td> <td style="text-align: right;">0.300</td> </tr> <tr> <td>Prudential Borrowing (Regeneration)</td> <td style="text-align: right;">2.200</td> </tr> <tr> <td>Optimised RetroFit Programme (ORP) Funding</td> <td style="text-align: right;">1.600</td> </tr> <tr> <td>Total</td> <td style="text-align: right;">21.789</td> </tr> </tbody> </table> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">New Build Funding</th> <th style="text-align: right;">£m</th> </tr> </thead> <tbody> <tr> <td>Prudential Borrowing</td> <td style="text-align: right;">7.668</td> </tr> <tr> <td>Total</td> <td style="text-align: right;">7.668</td> </tr> </tbody> </table>	WHQS & Asset Investment Funding	£m	Revenue Contribution (CERA)	12.711	Major Repairs Allowance	4.978	Energy Efficiency income (FIT)	0.300	Prudential Borrowing (Regeneration)	2.200	Optimised RetroFit Programme (ORP) Funding	1.600	Total	21.789	New Build Funding	£m	Prudential Borrowing	7.668	Total	7.668
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1.07	<p>Reserves</p> <p>There is a requirement to hold a minimum level of reserves of 3% of expenditure, however, it was agreed as part of the 2021/22 Business Plan, for Flintshire's HRA to move to 4% as a minimum reserve level due to the level of financial risk in the HRA rising as a result of increased borrowing levels for new build.</p> <p>It was also agreed that this should be reviewed annually and in the current challenging economic climate it is recommended that it would be prudent to increase reserves to 7% of expenditure as we have ongoing risks to the Business Plan which would have to be funded from reserves if they materialised:</p> <ul style="list-style-type: none"> • 2023/24 pay award higher than budgeted • Utilities and cost inflation higher than expected due to the volatility of markets • Increasing arrears due to the cost of living crisis • Interest rates increasing due to the economic climate <p>Reserves should not be used to fund recurring pressures in the Budget as this would make the Business Plan unsustainable, however, we are looking to utilise £0.589m of existing reserves towards one off pressures identified in the 2023/24 Business Plan, which is considered affordable and leaves a sufficient level of reserves to balance future risks.</p>																				

2.00	RESOURCE IMPLICATIONS
2.01	<p>The HRA is a ring-fenced budget. This HRA budget and Business Plan demonstrates that the council can achieve the ongoing WHQS, can meet service improvement plans and commitments and with prudential borrowing can continue its Council house building programme in 2023/24.</p>

3.00	IMPACT ASSESSMENT AND RISK MANAGEMENT	
3.01	All households will benefit from the Council's WHQS 2.0 programme. The impact of the investment planning and efficiencies is being modelled for various customer groups to ensure that there is no disproportionate impact on any groups with protected characteristics.	
3.02	The Business Plan assumes a confirmation of Major Repairs Allowance (MRA) for 2023/24 and beyond, however, Welsh Government have indicated that the purpose of the funding will be reviewed in the future.	
3.03	The economic impact on interest rates and inflation has been mitigated by increasing the estimated assumptions included in the business plan.	
3.04	Ways of Working (Sustainable Development) Principles Impact	
	Long-term	Positive – There is a commitment to increase supply to provide the right types of homes in the right location.
	Prevention	Positive – It is our aim to provide support to ensure people live and remain in the right type of home.
	Integration	Positive - Achieving WHQS for all existing council houses and delivering new social housing will contribute to the integration within communities.
	Collaboration	Positive - To deliver in partnership with stakeholders to support positive impacts for all our tenants.
	Involvement	Positive - Communication with tenants, Members and other stakeholders.
	Well-being Goals Impact	
	Prosperous Wales	Positive – Existing social homes are WHQS compliant and meet the changing housing needs. Also Providing good quality new social homes aiming for low/zero carbon. Maximising local employment and training opportunities for local people.
	Resilient Wales	Positive – Developing low / zero carbon homes through modern methods of construction and technologies. Ensuring that all statutory compliance requirements are adhered to.
	Healthier Wales	Positive – Ensuring all existing homes and new homes are fit for purpose and meet the needs of all people.
	More equal Wales	Positive - Provide good quality homes for the most vulnerable people in society.
	Cohesive Wales	Positive – Contributing to attractive, viable

		and safe communities
	Vibrant Wales	Positive – Ensuring all communities housing needs are supported
	Globally responsible Wales	Positive – The HRA Business Plan will contribute to the improvement of the economic, social, environmental and cultural wellbeing of Wales.

4.00	CONSULTATIONS REQUIRED / CARRIED OUT
4.01	Detailed consultation will be undertaken with tenants and elected members to inform the preparation of the WHQS investment programme.
4.02	Full local consultation is carried out for each new build scheme.

5.00	APPENDICES
5.01	Appendix A – Summary HRA Rent Charges 2023/24.
5.02	Appendix B – Draft 30 Year HRA Financial Business Plan Summary.
5.03	Appendix C – Draft Capital Programme 2023/24.
5.04	Appendix D – Draft Pressures and Efficiencies 2023/24.

6.00	LIST OF ACCESSIBLE BACKGROUND DOCUMENTS
6.01	None.

7.00	CONTACT OFFICER DETAILS
7.01	Contact Officer: Vicky Clark, Chief Officer Housing and Communities Telephone: 01352 702500 E-mail: vicky.clark@flintshire.gov.uk

8.00	GLOSSARY OF TERMS
8.01	Financial Year: the period of 12 months commencing on 1 April 2023. Revenue: a term used to describe the day-to-day costs of running Council services and income deriving from those services. It also includes charges for the repayment of debt, including interest, and may include direct financing of capital expenditure. Capital expenditure: money spent by the organisation on acquiring or maintaining fixed assets, such as land, buildings, and equipment. Budget: a statement expressing the Council's policies and service levels in

financial terms for a particular financial year. In its broadest sense it includes both the revenue budget and capital programme and any authorised amendments to them.

Treasury Management: the Council has adopted the Chartered Institute of Public Finance Accountants (CIPFA) Treasury Management in the Public Services: Code of Practice. Treasury Management is conducted in accordance with the Council's Treasury Management Policy and Strategy Statement and Treasury Management Practices which are both reviewed annually. All borrowing and long-term financing is made in accordance with CIPFA's Prudential Code.

Major Repairs Allowance: Welsh Government grant paid to local authorities in Wales who still manage and maintain their council housing.

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Appendix A

HRA Proposed Average Rent Charges				
2023/24				
Property Type	No. of Properties	Target Rent 23/24	Proposed 23/24 Transitional Rent	Variance to Target Rent
G1Bedsit	22	£ 80.36	£ 76.58	£ (3.79)
G1bungalow	12	£ 99.92	£ 95.28	£ (4.65)
G1Flat	158	£ 90.41	£ 85.57	£ (4.84)
GNB1Apartment	22	£ 94.93	£ 90.69	£ (4.24)
G1House	3	£ 99.92	£ 85.09	£ (14.83)
G2Bungalow	3	£ 111.03	£ 106.03	£ (5.00)
GNB2Bungalow	8	£ 116.58	£ 112.33	£ (4.25)
G2Flat	310	£ 100.45	£ 95.65	£ (4.80)
GNB2Apartment	24	£ 105.47	£ 101.21	£ (4.26)
G2House	703	£ 111.03	£ 104.89	£ (6.13)
GNB2House	68	£ 116.58	£ 110.92	£ (5.65)
G2Maisonette	9	£ 100.45	£ 95.70	£ (4.75)
G3Bungalow	4	£ 122.13	£ 116.51	£ (5.62)
G3Flat	34	£ 110.50	£ 105.32	£ (5.18)
G3Maisonette	1	£ 110.50	£ 105.18	£ (5.32)
G3House	3,112	£ 122.13	£ 114.03	£ (8.09)
GNB3House	32	£ 128.23	£ 122.62	£ (5.61)
G4House	136	£ 133.23	£ 122.44	£ (10.79)
GNB4House	1	£ 139.89	£ 136.45	£ (3.44)
G5House	5	£ 144.33	£ 130.66	£ (13.67)
G6House	6	£ 151.55	£ 137.38	£ (14.17)
M1Mini Group Bungalow	299	£ 99.92	£ 95.06	£ (4.86)
M1Mini Group Flat	115	£ 90.41	£ 86.11	£ (4.30)
M2Mini Group Bungalow	94	£ 111.03	£ 104.97	£ (6.05)
M2Mini Group Flat	24	£ 100.45	£ 95.48	£ (4.97)
M3Mini Group Bungalow	1	£ 122.13	£ 116.27	£ (5.86)
S1Sheltered Bedsit	64	£ 80.36	£ 76.55	£ (3.81)
S1Sheltered Bungalow	848	£ 99.92	£ 94.96	£ (4.96)
S1Sheltered Flat	322	£ 90.41	£ 86.08	£ (4.33)
S1Sheltered House	1	£ 99.92	£ 95.12	£ (4.80)
S2Sheltered Bungalow	512	£ 111.03	£ 104.72	£ (6.30)
SNB2Sheltered Bungalow	4	£ 116.58	£ 113.70	£ (2.88)
S2Sheltered Flat	305	£ 100.45	£ 95.62	£ (4.83)
S2Sheltered House	1	£ 111.03	£ 104.79	£ (6.24)
S2Wardens Bungalow	3	£ 111.03	£ 105.68	£ (5.35)
S2Wardens Flat	4	£ 100.45	£ 95.61	£ (4.84)
S2Wardens House	1	£ 111.03	£ 105.84	£ (5.19)
S3Sheltered Bungalow	2	£ 122.13	£ 116.75	£ (5.38)
S3Wardens Bungalow	15	£ 122.13	£ 116.35	£ (5.78)
S3Wardens Flat	1	£ 110.50	£ 105.18	£ (5.32)
S3Wardens House	20	£ 122.13	£ 115.07	£ (7.06)
S4Wardens Flat	1	£ 120.54	£ 114.74	£ (5.80)
SO3Shared ownership houses	11	£ 122.13	£ 104.01	£ (18.12)
Total	7,321	£ 111.61	£ 105.03	£ (6.59)

Note

G = General Need

GNB = General Needs New Build

S = Sheltered

M = Mini Group (over 55s with no warden service)

SO = Shared Ownership - pro rata to % of ownership

The number equates to the number of bedrooms the property has for example a G3house is a general need 3 bed house.

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Year		Income			Expenditure							Net	Other Charges			Balance	Reserves				Capital Funding						CapEx		
Yr	Financial Year	Net Rental Income	Total Other Income	Total Net Income	Estate Man	Landlord Svcs	R&M	Man & Support	Debt Man Expense	Bad Debts	Total Net Spend	Net Income From Services	Interest Charges	Payment of Loans	CERA	Surplus / (Deficit) for Year	Balance B/F	Balance C/F	7% of Spend	Check Balance	CERA	MRA	Regen Works	New Build PB	ORP Funding	Capital Receipts/ Energy FIT	Total Capital Funding	Total Capital Prog	
		£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000
1	2023.24	38,802	1,019	39,821	3,229	1,965	12,150	2,804	45	540	20,734	19,087	5,272	1,693	12,712	(589)	3,367	2,778	2,710	Ok	12,712	4,978	2,200	7,668	1,600	300	29,457	29,457	
2	2024.25	40,805	1,004	41,810	3,293	2,009	12,475	3,014	46	563	21,401	20,409	5,645	1,843	12,373	548	2,778	3,326	2,759	Ok	12,373	4,978	4,000	9,304	0	300	30,955	30,955	
3	2025.26	41,539	950	42,489	2,732	2,059	12,324	3,282	47	566	21,009	21,480	5,999	2,038	12,723	721	3,326	4,047	2,781	Ok	12,723	4,978	4,000	5,234	0	300	27,235	27,235	
4	2026.27	42,894	936	43,830	2,786	2,100	12,632	3,461	48	581	21,608	22,222	6,290	2,187	12,930	815	4,047	4,862	2,858	Ok	12,930	4,978	4,000	6,287	0	300	28,494	28,494	
5	2027.28	44,339	948	45,287	2,842	2,142	12,902	3,677	49	595	22,207	23,079	6,594	2,353	13,294	839	4,862	5,701	2,947	Ok	13,294	4,978	4,000	6,255	0	300	28,827	28,827	
6	2028.29	45,539	961	46,500	2,899	2,185	13,183	3,779	50	611	22,706	23,794	6,893	2,521	13,665	715	5,701	6,416	3,028	Ok	13,665	4,978	4,000	6,380	0	300	29,323	29,323	
7	2029.30	46,762	974	47,736	2,957	2,228	13,469	3,883	51	626	23,215	24,522	7,194	2,694	14,044	590	6,416	7,005	3,112	Ok	14,044	4,978	4,000	6,638	0	300	29,960	29,960	
8	2030.31	48,903	991	49,895	3,016	2,273	13,762	3,990	52	654	23,747	26,147	7,495	2,874	14,430	1,349	7,005	8,354	3,197	Ok	14,430	4,978	4,000	6,771	0	300	30,479	30,479	
9	2031.32	49,284	1,000	50,284	3,076	2,318	14,090	4,100	53	658	24,296	25,988	7,662	3,059	14,825	442	8,354	8,796	3,275	Ok	14,825	4,978	4,000	0	0	300	24,103	24,103	
10	2032.33	50,431	1,014	51,445	3,138	2,365	14,355	4,197	54	673	24,782	26,663	7,696	3,167	15,227	573	8,796	9,370	3,339	Ok	15,227	4,978	4,000	0	0	300	24,505	24,505	
11	2033.34	51,439	1,028	52,468	3,200	2,412	14,642	4,281	55	687	25,277	27,190	7,650	3,278	15,787	476	9,370	9,846	3,410	Ok	15,787	4,978	0	0	0	300	21,065	21,065	
12	2034.35	52,468	1,042	53,511	3,264	2,460	14,935	4,367	56	700	25,783	27,728	7,524	3,343	16,276	584	9,846	10,430	3,471	Ok	16,276	4,978	0	0	0	300	21,554	21,554	
13	2035.36	54,517	1,062	55,578	3,330	2,510	15,233	4,454	57	728	26,312	29,266	7,396	3,410	16,777	1,684	10,430	12,114	3,534	Ok	16,777	4,978	0	0	0	300	22,055	22,055	
14	2036.37	54,588	1,072	55,660	3,396	2,560	15,572	4,543	58	729	26,858	28,801	7,265	3,478	17,139	920	12,114	13,033	3,588	Ok	17,139	4,978	0	0	0	300	22,417	22,417	
15	2037.38	55,680	1,087	56,766	3,464	2,611	15,849	4,634	60	743	27,361	29,406	7,131	3,548	17,662	1,064	13,033	14,097	3,651	Ok	17,662	4,978	0	0	0	300	22,940	22,940	
16	2038.39	56,793	1,102	57,895	3,534	2,663	16,166	4,727	61	758	27,908	29,987	6,995	3,619	18,198	1,175	14,097	15,273	3,717	Ok	18,198	4,978	0	0	0	300	23,476	23,476	
17	2039.40	57,929	1,118	59,047	3,604	2,716	16,489	4,821	62	773	28,466	30,581	6,856	3,691	18,746	1,287	15,273	16,560	3,785	Ok	18,746	4,978	0	0	0	300	24,024	24,024	
18	2040.41	59,088	1,134	60,222	3,676	2,771	16,819	4,918	63	789	29,036	31,186	6,714	3,765	19,306	1,400	16,560	17,960	3,854	Ok	19,306	4,978	0	0	0	300	24,584	24,584	
19	2041.42	61,395	1,156	62,550	3,750	2,826	17,194	5,016	65	820	29,671	32,879	6,570	3,841	19,880	2,589	17,960	20,549	3,928	Ok	19,880	4,978	0	0	0	300	25,158	25,158	
20	2042.43	61,475	1,167	62,642	3,825	2,883	17,498	5,116	66	821	30,209	32,433	6,423	3,917	20,383	1,711	20,549	22,260	3,991	Ok	20,383	4,978	0	0	0	300	25,661	25,661	
21	2043.44	62,704	1,184	63,888	3,901	2,940	17,848	5,219	67	837	30,813	33,076	6,272	3,996	21,046	1,762	22,260	24,022	4,069	Ok	21,046	4,978	0	0	0	300	26,324	26,324	
22	2044.45	63,958	1,201	65,160	3,979	2,999	18,205	5,323	69	854	31,429	33,731	6,119	4,076	21,570	1,967	24,022	25,988	4,138	Ok	21,570	4,978	0	0	0	300	26,848	26,848	
23	2045.46	65,238	1,219	66,457	4,059	3,059	18,569	5,429	70	871	32,058	34,399	5,962	4,157	22,103	2,176	25,988	28,165	4,209	Ok	22,103	4,978	0	0	0	300	27,381	27,381	
24	2046.47	66,542	1,237	67,780	4,140	3,120	18,986	5,538	71	888	32,744	35,035	5,803	4,240	22,498	2,494	28,165	30,659	4,273	Ok	22,498	4,978	0	0	0	300	27,776	27,776	
25	2047.48	69,140	1,014	70,155	4,223	3,183	19,319	5,649	73	924	33,370	36,785	5,640	4,325	23,054	3,766	30,659	34,424	4,344	Ok	23,054	4,978	0	0	0	300	28,332	28,332	
26	2048.49	69,231	1,027	70,258	4,307	3,246	19,706	5,762	74	924	34,020	36,238	5,474	4,412	23,620	2,732	34,424	37,156	4,418	Ok	23,620	4,978	0	0	0	300	28,898	28,898	
27	2049.50	70,615	1,046	71,662	4,394	3,311	20,100	5,877	76	943	34,700	36,962	5,305	4,500	24,198	2,959	37,156	40,115	4,494	Ok	24,198	4,978	0	0	0	300	29,476	29,476	
28	2050.51	72,028	1,066	73,093	4,481	3,378	20,502	5,995	77	962	35,394	37,699	5,132	4,590	24,788	3,190	40,115	43,305	4,572	Ok	24,788	4,978	0	0	0	300	30,066	30,066	
29	2051.52	73,468	1,086	74,554	4,571	3,445	20,965	6,114	79	981	36,155	38,399	4,956	4,682	25,389	3,373	43,305	46,677	4,655	Ok	25,389	4,978	0	0	0	300	30,667	30,667	
30	2052.53	75,011	1,106	76,117	4,662	3,514	21,383	6,237	80	1,001	36,878	39,240	4,776	4,775	26,002	3,686	46,677	50,363	4,736	Ok	26,002	4,978	0	0	0	300	31,280	31,280	

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HRA Capital Programme 2023/24

Appendix C

HRA Capital Programme	£'m
WHQS	
Internal Works	3.391
Envelope Works	7.340
Externals	1.830
Renewables / Alternative Technology	2.312
Total WHQS	14.873
Non WHQS	
Disabled Facility Grants (DFG) - Mandatory/ Minor Adaps	1.100
Major Works	0.747
Fire Risk Assessments Work	1.650
Total Non WHQS	3.497
Fees	
Capitalised salaries	1.221
Regeneration of stock	
Estate remodelling	2.200
SHARP Programme	
Programme Spend	7.353
Capitalised salaries @ 4%	0.315
Total SHARP Programme	7.668
Total Capital Spend	29.457

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Housing Revenue Account - Pressures and Efficiencies 2023/24

Base Budget (5%)

HRA - SUMMARY OF RECURRING INCOME	What we have assumed	Type	Notes
	£m		
Recurring Income			
Rent Inflation	(1.935)	R	Rent increase modelled at 5%
Service Charge Income	0.000	R	Full cost recovery of service charges
Corporate support services recharge	(0.238)	R	Reduction of support services recharged from the Council Fund
Reduction of Bad Debt Provision %	(0.039)	R	Provision reduced in line with recent year's spend
One Year Efficiencies / Pressures Dropping out			
Quality Assurance	(0.021)	N	One-off pressure dropping out
Total Income/Efficiencies	(2.233)		

HRA - SUMMARY OF RECURRING PRESSURES	What we have assumed	Type	Notes
	£m		
Uncontrollable - Recurring Pressures			
Revenue Inflation	0.281	R	Standard Inflation at 3%
Pay Inflation	0.372	R	Pay inflation estimate
Capital Programme Inflation	0.746	R	Capital Inflation at 4.5%
Fleet Inflation	0.150	R	Fleet and Fuel inflation
Communal Heating - Individual sub metering for tenants	0.091	R	Introduction of sub meters - costs including communal spaces and admin
Legal/Insurance costs	0.100	R	Increasing legal and insurance excess costs
Welsh Water withdrawal - loss of commission	0.491	R	Welsh Water withdrawal of commission costs from 1/4/23
Void rent loss % increase; Including Utilities	0.277	R	Forecast at 2.70%
Garage demolition programme	0.053	R	Reduction in Garage rent collected; 55% void
On-Going DRS Software Costs	0.030	R	Previously approved IT Software costs
Digitalisation of Alarms in Sheltered Accommodation	0.353	N	Regulation works - All lines/alarms to be digital end 2025 - 2 year programme
Total Uncontrollable Pressures	2.944		
Controllable			
Service charge cost inflation	0.059	R	Service Charge Freeze for 2023/24
Caretaker service	0.203	R	Service Charge Freeze for 2023/24
Tenant Support Fund	0.250	N	Hardship Funding - initially a 2 year programme of support to tenants facing hardship in response to assurances sought from WG
WHQS programme of Works	1.564	R	Capital programme
Void Costs/Void Standard	0.450	N	Backlog of Voids to bring up to lettable standard - 2 year programme
Total Controllable	2.526		
Total Costs/Pressures	5.470		
Net Pressure/(Efficiency)	3.237		

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COMMUNITY & HOUSING OVERVIEW AND SCRUTINY COMMITTEE

Date of Meeting	Wednesday 14 th December 2022
Report Subject	Housing Strategy and Action Plan
Cabinet Member	Cabinet Member for Housing and Regeneration
Report Author	Chief Officer (Housing and Communities)
Type of Report	Strategic

EXECUTIVE SUMMARY

To provide Community, Housing & Assets Overview and Scrutiny Committee with the annual update on progress towards meeting the priorities set out in the Local Housing Strategy 2019-24.

The Housing Strategy has an action plan that sets out 3 priorities with key areas for action within in each priority:

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

Priority 3: Improve the quality and sustainability of homes

RECOMMENDATIONS

1	That Community, Housing & Assets Overview and Scrutiny Committee note the progress against delivery of the Housing Strategy Action Plan October 2022 and provide feedback and comments.
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REPORT DETAILS

1.00	EXPLAINING THE HOUSING STRATEGY AND ACTION PLAN
1.01	Flintshire's Housing Strategy and Action Plan sets out the vision for how the Council with its partners, will deliver affordable housing, provide the relevant support to its residents and ensure it creates sustainable homes.
1.02	The Housing Strategy and Action Plan
1.03	The Housing Strategy identifies 3 priorities with key areas for action within in each priority: <ul style="list-style-type: none"> • 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 • Priority 3: Improve the quality and sustainability of homes
1.04	Priority 1
1.05	Priority 1 aims to address the lack of supply of affordable housing to meet demand, which is evident on the Single Access Route to Housing (SARTH) for social housing and on the Affordable Housing Register - Tai Teg.
1.06	The action plan sets out how we aim to ensure that the right type of homes to meet people's needs are provided in the right locations.
1.07	Priority 2
1.08	Priority 2 aims to ensure we have the right type of housing related support in place to prevent issues that can cause vulnerable people to become homeless.
1.09	The principle of housing related support is to support a person to access, maintain and manage their accommodation by assessing and developing or maintaining the necessary skills and confidence to live as independent a life as possible. The priority will focus on prevention and intervention, and complements the priorities set out in the Regional Homelessness Strategy and local action plan.
1.10	It is, however, broader than homelessness and the action plan identifies interventions for different vulnerable groups including people with specialist needs and older people.
1.11	Priority 3
1.12	Priority 3 aims to improve the quality of existing housing stock and develop innovative, energy efficient new stock to contribute towards target of reducing the emissions of greenhouse gases by 3% per year as set out in the Climate Change Strategy for Wales Delivery Plan for Emission Reduction. Decarbonisation is an evolving agenda and Welsh Government has recently revised the Welsh Development Quality

	Requirements (WDQR 2021) that relates to all new affordable housing and that sets out space standards and aims to progress towards homes being carbon zero. A public consultation on proposals for an update to WHQS was open from 11th May to 3rd August 2022. The results are awaited.
1.13	Progress Action plan October 2022
1.14	A progress report was last completed October 2021 and presented to COT and Informal Cabinet.
1.15	The Action Plan has been updated and responsible officers have provided commentary to explain how the actions are being developed and work is evolving.
1.16	<p>During 2020/21 and into 2022, the COVID-19 pandemic continued to cause significant challenges in delivering Council services. More particularly serious disruption to the global supply chain and significant increases in labour, material and fuel costs has compounded the impact of Covid housing development. Additionally the emergence of ‘the phosphates issue’ in the drainage and planning approval process has further impacted on new development.</p> <p>As a result, as had been forecast, the last year has seen a hiatus in new build completions. This is highlighted in the reduction of completed dwellings well below the targets set in Housing Strategy Action plan. The report advises that completions remain below target in the current year but demonstrates how this will increase in future years as the Planned Development Programme (PDP) approved by Welsh Government gears up to around 560 new homes over the next three years.</p>
1.17	Notwithstanding the Action Plan demonstrates there has been progress and the Council has successfully adapted to new ways of working and achieved continuation of services for Flintshire residents during an unprecedented time of change.
1.18	The Action Plan will be presented annually to COT and Cabinet and Housing Association partners via the RSL Strategic Housing Group.

2.00	RESOURCE IMPLICATIONS
2.01	<p>Revenue: the Housing Strategy Action Plan is a strategic document, there are no implications for the approved revenue budget for either the current financial year or for future financial years.</p> <p>Capital: the Housing Strategy Action Plan is a strategic document, there are no implications for the approved Capital programme relating to the Strategy or Action Plan other than already approved borrowing by NEW Homes and through the Housing Revenue Account (HRA) borrowing capacity.</p>

	<p>Human Resources: there were some actions within the Action Plan in 2021 that referred to the potential for new posts to be recruited in order to assist in delivering additional services.</p> <p>Interviews for an additional Occupational Therapist to work across the DFG Adaptations and Housing Register Teams in order to work to improve opportunities for applicants on the Specialist Housing register and build links with other departments are due to take place before the end of October 2022 together with interviews in November for an additional Bond Officer. Challenges relating to the recruitment and retention of staff remain.</p>
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3.00	IMPACT ASSESSMENT AND RISK MANAGEMENT
3.01	Impact Assessment
3.02	The Housing Strategy Action Plan is a progress report rather than a new policy, therefore an impact assessment is not deemed as necessary.
3.03	Risk Management
3.04	The impact of Covid-19 and the possibility of a combined Covid/Influenza outbreak continues to pose a risk to delivering the Local Housing Strategy actions. This is likely to continue for the remainder of 2022/23. It is difficult to mitigate this risk due to the level of uncertainty coupled with the interdependency on third parties such as Commissioned services, Developers and Contractors. However it is to be hoped that the current immunisation programme will help to mitigate this risk.
3.05	Post Covid the cost of living pressures, the economic impacts of global shipping disruption and the impacts of the War in Ukraine are seeing significant cost and availability pressures placed on labour and materials.
3.06	Many of the actions will require funding to progress and therefore should funding be unavailable this will impact deliverability.
3.07	Environmental impacts of phosphate on drainage systems is impacting in development viability and delaying the planning process.
3.08	The current cost of living crisis combined with economic and political instability is impacting on costs, confidence and leading to instability in the housing market which may lead to a reduction in house prices.
3.09	There is a potential risk of increased demand on homeless prevention services if repossessions and notices should start to rise which may also result in increased demand for 'Social' and 'Affordable homes'.
3.10	The ability to ensure that planned developments meet the standard viability models as required in order to access funding from the Welsh Government may be compromised.

3.11	The additional costs of borrowing and servicing debt repayments may impact on RSL's ability to borrow.	
3.12	Scheme viability may be impacted by rising costs.	
3.13	Reduction in funding to LA's following more than a decade of austerity pre-COVID together with increases in pay and utility bills along with other existing and emerging cost pressures means Flintshire County Council is potentially facing a significant forecasted budget gap in 2023/24.	
3.14	The private rented sector has been adversely affected by the Renting Homes Wales Act 2016 in addition to the above issues leading landlords to exit the market.	
3.15	Ways of Working (Sustainable Development) Principles Impact	
	Long-term	Positive - more affordable homes will be provided in the right location
	Prevention	Preventing - preventing people becoming homeless through ensuring there is relevant services and accommodation
	Integration	Positive – the delivery of a range of affordable homes will contribute to integration within communities
	Collaboration	Positive – the strategy's premise is on delivering in partnership with relevant stakeholders.
	Involvement	Positive - individual decision making will involve all partners with strategic oversight by the Strategic Housing Partnership.
	Well-being Goals Impact	
	Prosperous Wales	Positive - Providing good quality affordable homes, aiming for low / zero carbon. Also ensuring the homes are in the place that people need them and will meet their housing needs. Maximising local employment and training opportunities for local people.
	Resilient Wales	Positive - Developing low / zero carbon homes though adopting modern methods of construction and other relevant technologies.

	Healthier Wales	Positive - Ensuring our homes are fit for purpose and will enable people to stay in their home for longer, and ensuring we have homes that meet the needs of all people in our society including those who are most vulnerable supporting their well-being.
	More equal Wales	Positive - Providing good quality and decent homes for the most vulnerable people in society including temporary, single household, adapted etc.
	Cohesive Wales	Positive - Contributing to attractive, viable, safe and well-connected communities through promoting good design and collaborative delivery.
	Vibrant Wales	Positive - Ensuring our communities are diverse through good communication of housing opportunities and support.
	Globally responsible Wales	Positive - The outcomes of the strategy will contribute to improving the economic, social, environmental and cultural well-being of Wales.

4.00	CONSULTATIONS REQUIRED/CARRIED OUT
4.01	Responsible officers who deliver services within the Action Plan have been consulted and asked to provide their feedback against the actions which has formed the basis of the responses in appendix 1.
4.02	The report is to be presented Community, Housing and Assets Overview and Scrutiny Committee.

5.00	APPENDICES
5.01	Appendix 1 - Housing Strategy Action Plan Progress Report October 2022.

6.00	LIST OF ACCESSIBLE BACKGROUND DOCUMENTS
6.01	Flintshire Housing Strategy and Action Plan 2019 - 2024 Housing Support Programme Strategy 2022 - 2026 Flintshire County Council Prospectus Local Authority prospectus

7.00	CONTACT OFFICER DETAILS
7.01	<p>Contact Officer: Marj Cooper, Housing Strategy Manager Telephone: 01352 70 3721 E-mail: : marj.cooper@flintshire.gov.uk</p>

8.00	GLOSSARY OF TERMS
8.01	<p>Single Access Route to Housing (SARTH) Policy – the regional common policy for all major social landlords allocating social housing properties across Flintshire.</p>
8.02	<p>Social Housing Grant – Welsh Government funding that may be available to housing associations and developing Local Authorities. It is to help fund new affordable housing e.g. for social rent. To qualify for grant homes must comply with Welsh Government Development Quality Requirements (WDQR) and standard viability models.</p>

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Local Housing Strategy Action Plan Progress Report October 2022

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>Annual</p>	<p>Flintshire County Council and RSL Partners</p>	<p>Target not achieved. The number of properties completed was 90</p> <p>As had been forecast in last year's report we have seen a significant hiatus in development of new housing across the County. This emanates from the impact of COVID; the cost of living crisis in 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 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.</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 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>The above figures are broken down as follows;</p> <ul style="list-style-type: none"> • Number of new social rent properties (RSL or Council) 44 • Number of intermediate rent properties (NEW Homes or RSL's) 23 • The number of intermediate ownership properties (through s106 provision or RSLs) 23 <p>This year's Programme should see the following completed;</p> <ul style="list-style-type: none"> • New social rent properties (RSL or Council) 67. Some now tenanted. • Currently on site or due on site but due for completion next year 85. • Nant y Gro (41) should have been on site but is currently under review due to reviewed pricing and scheme viability.
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			<p>The Planned Development Programme (PDP) aims to deliver circa 560 units over the next 3 years. This includes some of the proposed SHARP programme which are appended below respectively.</p> <p>A summary of the PDP is available at appendix (ii) and SHARP Programme at appendix (iii).</p> <p>Members should note that the above schemes are subject to Cabinet/New Homes Board approval subject to planning etc. and Welsh Government (WG) Grant approvals.</p>
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 21/22.</p> <p>Target is 10.</p> <p>The target was 1 short, 9 units were developed.</p> <p>This target of 10 ought to be met next year.</p>

			<p><u>Completed or due to complete April 2022 March 2023</u></p> <ul style="list-style-type: none"> • Longacre Drive (completed July 2022) 1 property • Fairfield, Holywell (completed October 2022) 4 units • 17 Elm Road, Queensferry 1 property. • Westhaven, Holywell Rd, Ewloe 4 units <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. In addition regular meetings have been convened with the Specialist Housing register team in order to develop a brief for the Specialist housing accommodation.</p>
<p>Deliver 20 major adaptations on existing properties per annum (all tenures)</p>	<p>Annual</p>	<p>Flintshire County Council and RSL Partners</p>	<p>Not achieved.</p> <ul style="list-style-type: none"> • 11 Large Adaptations for privately owned properties in 21/22. • For the current financial year, FCC completed one

			<p>large DFG and have three programed to be completed in the current financial year.</p> <ul style="list-style-type: none"> • RSL's have not completed any major adaptations.
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 - 17 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 38 units into use:</p> <ul style="list-style-type: none"> • 2019/20 – 19 properties • 2020/21 – 10 properties • 2021/22 – 18 Properties • 2022/23 – 6 properties to date <p>Total 53 since 2019</p>

Priority 1.1 To increase the supply of all types and tenures of affordable housing through new build developments		
Action	Task	Progress
The RSL Welsh Government Social Housing Grant programme	<ul style="list-style-type: none"> Increasing development capacity in Flintshire through zoning additional Housing Associations. Ensuring maximum number of properties delivered using the available funding Ensuring a robust reserve list of schemes. 	<p>The FCC Social Housing Grant allocation for 2020/21 was £5.2 million. The amount allocated for 2021/22 was £10.2 million. The allocation for 2022/23 is £13.3 million. This has been fully allocated to schemes in the PDP.</p> <p>Total WG funding for the next 3 years, 2022/2023 to 2024/25 is £42,059,248.00</p> <p>The PDP aims to deliver circa 560 units during the PDP 3 year period (subject to Financial appraisals, Planning and Technical approvals and consultation etc.).</p> <p>As per the Local Authority Prospectus Appendix (iv);</p> <ul style="list-style-type: none"> We maintain a list of potential schemes and have not included any reserve schemes as they have not met the hurdles to be

- Ensuring the type and tenure meets local housing needs, primarily social rent properties, informed by the Council's Housing Strategy Team.

able to be included at this point. These potential schemes 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 list

- Over a 3 year period the PDP aims to provide circa 560 properties, the majority, 89% made up of social rent and 9% affordable rent properties. This balance may differ as schemes progress and we review the future of NEW Homes.

The Welsh Government (WG) have requested all Local Authorities produce a Local Authority Prospectus that sets

		<p>out housing need and priorities for the area. This will help to inform future Social Housing Grant allocation. The draft Flintshire Local Authority Prospectus has been produced subject to formal Council approval.</p> <p>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.</p>
<p>The Council's new build programme: SHARP/ HRA</p>	<ul style="list-style-type: none"> • 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. 	<p>From 2021/26 the 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 is reviewing its Housing Programmes Team to secure additional officers who will work to deliver new-build housing schemes. It is anticipated the new team will be established by March 2023.</p> <p>An outline development programme for</p>

- Ensuring the delivery of new builds adds value through addressing the pressures for certain housing types by basing development plans on intelligence.

SHARP 2 has been developed for the next three years, subject to the agreement of Members and can be viewed in the 18 October 2022 Cabinet papers.

For the Year 2022/2023 the aim is to deliver 73 new Social rent homes.

- Year 2023/2024 98
- Year 2024/2025 70

Future schemes subject to Cabinet approval, Planning etc. and WG Grant approvals.

We are attempting through the Local Authority Prospectus 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 70% smaller 1 and 2 bedroom homes.

	<ul style="list-style-type: none">• Utilising Welsh Government's Affordable Housing Grant to support delivery.• Securing a lift in the borrowing cap to enable additional financial resources to meet the Council's delivery ambitions.	<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 will work with an increased focus upon working collaboratively with partner Housing associations to jointly deliver new housing schemes.</p> <p>New development schemes will be procured via the Welsh Procurement Alliance (WPA) selection process.</p>
NEW Homes investment	<ul style="list-style-type: none">• Supporting the delivery of affordable rented properties through SHARP for NEW Homes.	<p>NEW Homes currently owns and manages 173 units. NEW Homes are in discussion to acquire a further 5 properties.</p> <p>For the current year subject to Cabinet/New Homes Board Approval, Consultation Planning and Technical approvals and WG Grant approvals proposal is for an additional 14 properties.</p>

	<ul style="list-style-type: none"> • Ensuring NEW Homes maximises its ability to invest in the delivery of affordable rented properties through using their existing assets. 	<p>Future schemes subject to Cabinet/New Homes Board Approval, consultation planning etc. and WG Grant approvals.</p> <ul style="list-style-type: none"> • Year 2023/2024 - 25 • Year 2024/2025 - 30
<p>Maximising the provision of affordable housing on market led sites through S106 requirements</p>	<ul style="list-style-type: none"> • Ensuring the new LDP affordable housing planning policy requirements maximises appropriate on-site provision. 	<p>Formal approval and adoption of the Local Development Plan (LDP) is waited. Consultants are in the process of updating the LHMA which is expected Q4 this year.</p>

	<ul style="list-style-type: none"> • 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. • Working with developers to ensure delivery of affordable ownership models, such as shared equity, where there is demand. 	<p>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>Exploring innovation and social value across the sector</p> <p>Page 70</p>	<ul style="list-style-type: none"> • Working with partners to use off site manufacturing / Modern Methods of Manufacturing. 	<p>All new FCC schemes will incorporate Modern Methods of Construction (MMC) to achieve enhanced sustainability and 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.</p> <p>Consultation for WHQS 2023 is now closed and once the outcome is known/report becomes available FCC and partners will review the findings/recommendations.</p> <p>FCC is taking part in an all Wales pilot</p>

	<ul style="list-style-type: none"> • Explore opportunities through the regional growth deal partnership • Considering investing in designs for multi-generational / flexible homes • Increasing the use of social value in service planning and procurement in order to maximise opportunities and support vulnerable residents. 	<p>project which aims to develop a good practice framework by sharing knowledge about zero carbon housing among Local Authorities and RSLs.</p> <p>The Welsh Procurement Alliance (WPA) selection process provides a delivery route for procurement of schemes and ensures that social value is embedded within procurement.</p>
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Priority 1.2 To increase the supply through better use of existing social housing stock		
Action	Task	Progress
The Council's housing stock	<ul style="list-style-type: none"> • 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 	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

- Reviewing the existing use of stock to assess best use

sizeable amount of older persons stock and therefore this review has taken longer than anticipated. The review has widened in scope to consider what the Flintshire 'offer' of sheltered housing should be. A matrix is being developed and will be used to assess sheltered schemes that require substantial investment or that have housing management challenges. A pilot project is being explored that will focus on a specific scheme.

The Council are now in the process of finalising the detailed option appraisals for each identified sheltered scheme/site. We will be completing further assessments in terms of condition and calculating the investment costs, along with what measures will be required to be implemented, to ensure compliance with the Welsh Housing Quality Standards, building safety

- 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.

compliance and energy efficiency.

The Council are also in the process of finalising our scoring matrix that will be used to evaluate each sheltered scheme before we consider reclassification. Areas of consideration consist of but are not limited to, Desirability, Amenities, Access & Egress, Allocation Waiting Lists, Rent Loss and Asset Compliance.

From this assessment and field work, the Council will produce a paper that will be present recommendations.

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 aim to achieve a consistent approach across the North

		<p>Wales region. This will assist with the rapid rehousing initiative.</p>
<p>Partner Housing Association stock</p>	<ul style="list-style-type: none"> Review existing use of stock to assess best use in line with strategic priorities. 	<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 of the RSLs are involved in the rightsizing project as outlined above.</p>
<p>Accessible Housing</p>	<ul style="list-style-type: none"> Develop an Accessible Housing Register for all social housing stock to enable better use of adapted stock. Assess the register to identify where there are homes with adaptations that could be utilised. 	<p>There is an ongoing review of Specialist housing.</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</p>

- Engage with Housing Occupational Health and Social Services as early as possible on all developments to ensure all accessible needs are met.

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.

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 re purposing/utilising existing garage sites for the development of suitable accommodation for this cohort.

FCC is due to interview an additional Occupational Therapist within the Housing register team who will also

		work across the DFG Adaptations team in order to work to improve opportunities for applicants on the Specialist Housing register and build links with other departments.
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Priority 1.3 To increase the supply by bringing empty homes back into use

Action	Task	Progress
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<p>Developing relevant policies to maximise legal powers</p>	<ul style="list-style-type: none"> • Develop a policy for Flintshire to maximise legal powers including the potential to compulsory purchase or take ownership on a temporary basis. • Explore potential resources with Welsh Government for compulsory purchase orders 	<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>We have undertaken 2 enforced sales, 1 in September 2020 and the second one July 2021. We also have a further 2 in</p>
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	<ul style="list-style-type: none"> 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. 	<p>motion ready to start the enforcement process.</p> <p>Clwyd Alyn have obtained funding via the Transitional Accommodation Capital Programme to acquire 3 properties. FCC have acquired 3 properties from Clwyd Alyn as part of an emerging wider regeneration project on the Holway estate.</p>
<p>Reducing empty properties</p>	<ul style="list-style-type: none"> 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. 	<p>It has been agreed with Council Tax to advertise the houses into home loan scheme by inputting a leaflet in the council tax bills 2023/24 which will be 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"> 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. <p><i>Amounts have been increased from £25,000 to £35,000 for each property and up to £250,000 per application.</i></p>	<p>Provision of Financial Support Through the use of the use of the loan scheme since;</p> <p>19/20 – 8 Properties creating 18 Units of accommodation 20/21 – 7 Properties creating 9 Units of accommodation 21/22 – 5 Properties creating 10 Units of accommodation 22/23 – 2 Properties creating 2 units of accommodation</p>

Priority 1.4 To increase the supply through the private rented sector (PRS)

Action	Task	Progress
A dedicated PRS team / Officer in the Council	<ul style="list-style-type: none"> • Realign existing staffing resources and expertise to develop an improved PRS offer across Flintshire. 	<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 aims 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 is currently under review. Arc4 consultants have been commissioned to produce a report on the PRS in Flintshire and possible Landlord incentives to help to increase the supply of PRS properties.</p> <p>This reports conclusions and recommendations will inform the review and direction of the Bond scheme. The Welsh Government have agreed to fund the Bond scheme for a further 12 months.</p>
The delivery of a bespoke landlord offer	<ul style="list-style-type: none"> • 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. 	A successful Landlord Forum has taken place on the 16.6.22 and a further Forum is scheduled for the 17.11.22.

	<ul style="list-style-type: none"> • Providing a range of offers for Landlords to incentivise their engagement and commitment to the Council including the BOND. • Ensuring the offer is flexible as well as robust and cost effective. 	<p>The Bond scheme is currently under review. Arc4 consultants have been commissioned to produce a report on the PRS in Flintshire and possible Landlord incentives to help to increase the supply of PRS properties.</p> <p>The conclusion and recommendations of this report will inform the review and reconfiguration of the Bond scheme and offer.</p> <p>The Bond scheme continues to be funded by the WG for a further 12 months. When FCC recruits a Landlord Liaison officer and PRS access officer funded through the Housing Support Grant these new posts will develop the Private Rented Sector offer and build relationships with Private Landlords.</p>
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Priority 1.5 To provide the right type of homes to meet the increased demand for single person accommodation and larger properties for families		
Action	Task	Progress
The RSL's and Council's new build programmes	<ul style="list-style-type: none"> • Requiring higher numbers of single person accommodation and larger properties as part of all new build developments. 	The Local Authority Prospectus prioritises the need for single person accommodation and highlights the growing need for smaller and for some

	<ul style="list-style-type: none"> • Continuous assessment of priorities and regular updates 	<p>larger properties. We are attempting through the Local Authority Prospectus 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 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. Quarterly meetings are held with RSL development partners to keep them advised about strategic priorities.</p>
Developing innovative approaches	<ul style="list-style-type: none"> • 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. • Identifying innovative delivery models which can provide smaller units which are flexible and can be altered to meet changes in demand in the future. 	<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</p>

	<ul style="list-style-type: none"> • Considering the appropriateness of different delivery methods such as self-build/custom build and co-operative approaches to meet the need. 	<p>modular construction is being explored on sites that are suitable and viable.</p> <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"> • Providing a strategic acquisition fund for properties which would meet a very specific need and for small numbers of properties. • 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. 	<p>2022/23 Social Housing Grant funding has been allocated via this year's PDP to fund two property acquisitions in partnership with First Choice Housing Association.</p> <p>These properties will help people who need specialist adapted accommodation and whom cannot be easily housed within the existing housing stock.</p> <ul style="list-style-type: none"> • Partners are encouraged via the PDP Partners meetings to utilise Social Housing Grant to acquire individual properties. In addition the Local Authority Prospectus and Specialist Housing register identifies need where there is a specific need which is either urgent or cannot be met through current stock.

Priority 1.6 To provide the right type of homes to improve the offer and scope of specialist housing provision		
Action	Task	Progress
An overarching / strategic framework for determining the most cost effective delivery	<ul style="list-style-type: none"> • 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. • Reviewing and mapping resources available to meet the increasing demand for adaptations. • 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. • Lobbying Welsh Government to simplify funding for adaptations across all delivery partners. 	<p>The recruitment of one additional Occupational Therapist (OT) to assist the Housing register and Adaptations teams will build capacity and free up resources.</p> <p>Once an additional OT is in place a review of the options for delivery can then take place, with the aim of providing a better coordinated approach across the different service area's in Flintshire that provide adaptations and support for people with disabilities.</p>
Meeting the housing needs of people with disabilities	<ul style="list-style-type: none"> • Continuing to deliver as a partnership to meet the needs of people on the specialist housing register. • Maximising the use of adaptations to help sustain tenancies and reduce increased pressure on the housing register. 	<p><u>Specialist Housing Register</u> 10 applicants were rehoused from the SHR during 2021/22.</p> <p>The Homeless team review has 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. One Occupational Therapist is to be interviewed before the end of November 2022. The Commissioning Manager and</p>

	<ul style="list-style-type: none"> • Considering potential strategic acquisitions to meet the needs of particular complex cases. • Ensuring adapted properties are included on all Housing Association new build developments to meet the needs of the specialist register. • Exploring the delivery of adapted properties on market led schemes. 	<p>Housing register Team leader are to clarify the ongoing need, duties, Job role and responsibilities in respect of an additional Specialist Housing support officer.</p> <p>There are regular meetings with Phil Forbes, Development Manager Supported Housing (Mental Health) Regional Housing Support Collaborative Group (RHSCG).</p> <p>The Local Authority Prospectus prioritises the need for Specialist housing provision on Social housing Grant funded schemes. Funding has been allocated via the PDP for 2 Specialist housing schemes.</p>
<p>Meeting the needs of people</p>	<ul style="list-style-type: none"> • Developing a proactive relationship with the Health sector to improve communication with Housing Strategy around housing 	<p>The Accommodation and Support Group meets regularly to identify opportunities</p>

<p>with complex health needs</p>	<p>needs of those in their care.</p> <ul style="list-style-type: none">• Delivering affordable transitional accommodation to reduce delayed transfer of care – Glan y Morfa – through securing funding and undertaking the necessary works.	<p>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>The Homeless prevention team and Commissioning Manager for Support services also met with Public Health Wales on the 19.10.22 to discuss vaccination outreach activities and how FCC can support Flu and Covid vaccine take up in Homeless and Supported settings.</p> <p>Glan Y Morfa scheme is completed.</p>
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- Working with the Homeless Prevention team to inform provision and identify best practice

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.

The Development Manager, Supported Housing (Mental Health) Health, Regional Housing Support Collaborative Group (RHSCG) & Housing support planning group also meet regularly.

The homeless prevention team and Commissioning Manager for Support services also met with Public Health Wales on the 19.10.22 to discuss vaccination outreach activities and how FCC can support for Flu and Covid

		vaccine take up in homeless and supported settings.
<p>Page 86</p> <p>Providing the right type of housing to meet the needs older people</p>	<ul style="list-style-type: none"> • Understanding the housing needs of the older people. • 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. • Providing specialist provision such as extra care and supported housing for those older people with care needs including dementia. • Reviewing existing specific older person's social housing stock to ensure they can sustain tenancies. • Exploring potential to include age-friendly properties as part of new build market developments. 	<p>This will be considered as part of the ongoing Sheltered Housing Review.</p> <p>There are currently four extra care schemes in Flintshire providing 239 homes. A further Extra Care scheme for circa 60 beds is planned for Buckley. This will increase the provision for Extra Care units to around 300.</p> <p>This will be considered as part of the ongoing Sheltered Housing Review.</p> <p>Housing Strategy team provide comment on demand as per the Local Authority prospectus.</p>

Priority 1.7 To provide the right type of accommodation for the Gypsy and Traveller community		
Action	Task	Progress
Meet the need for residential pitches	<ul style="list-style-type: none"> • 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. 	Market led schemes have increased capacity by two pitches and two Planning applications have been submitted that could provide an

		<p>additional seven pitches (pending Local Development Plan Planning Inspector review).</p> <p>Both applications to extend private sites have been approved and are progressing. The extension of Riverside to provide an additional ten pitches has been delayed by LDP review</p>
<p>Provision of a transit site within the County</p> <p style="writing-mode: vertical-rl; transform: rotate(180deg);">Page 87</p>	<ul style="list-style-type: none"> • Identifying and assessing potential sites to deliver a transit site in Flintshire. • Applying for planning permission for transit site and secure Welsh Government Grant to deliver provision. 	<p>Preferred location for a transit site has been submitted via the LDP.</p> <p>As the LDP has yet to be formally adopted we are expecting that the planning Inspectors decision will be received shortly and the adoption of the LDP will take place early 2023.</p>
<p>Management of the Council owned site</p>	<ul style="list-style-type: none"> • Review different management models for the Council owned site. • Redesigning and delivering the refurbishment of the site to provide modern pitches. • Developing an allocation policy for the site. 	<p>Preferred services provider at Council owned site has been ratified and working through detail around what will be provided including general maintenance, litter collection and liaison with FCC and North Wales Police.</p> <p>Redesign of existing site has been concluded using WG site Capital Grant funding and allocation policy is in place.</p> <p>We have a site manager from GT community who supports the</p>

				management of site working alongside the Gypsy Traveller Liaison Officer (GTLO)
Output		Timescale	Lead organisation/s	Progress
Deliver the actions identified in the Flintshire Homelessness Local Action Plan		March 2024	Flintshire County Council	Whilst progress has been made on the delivery of the Local Homelessness Plan the landscape for homelessness has shifted significantly due to Covid and 100% of the services attention has been on managing the emergency public health response to the Covid pandemic.
Page 88				
Priority 2: Provide support to ensure people live and remain in the right type of home				

			<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, Strategy and a Strategic coordinator.</p>
Develop a Youth Homeless 'hub'	March 2024	Flintshire County Council	<p>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>A Project Manager is to be brought in to pull agencies together and help kick start the project which will feed into internal Social care and Housing accommodation needs mapping exercises. There is potential for Social Housing Grant to be for delivery of the accommodation.</p>

			<p>These hubs are still under consideration by the Housing strategy team. Further feasibility work remains underway but no further specific sites have been identified.</p>
<p>Reduce the number of people in temporary accommodation by 50% (33) over the period of the plan</p>	<p>March 2024</p>	<p>Flintshire County Council and RSL Partners</p>	<p>This has not been feasible due to the ongoing effects of the Covid crisis. As part of the Public Health response, all people who were at risk of rough sleeping and or experienced homelessness during the pandemic had to be accommodated.</p> <p>A Rapid rehousing plan is being developed. There has been significant changes in need and increased demand on the Homeless prevention service.</p> <p>As a result numbers in temporary accommodation have significantly increased across Wales. Covid Hardship Funding enabled this rapid response to safeguard people who would otherwise have been at increased risk of harm as a result of homelessness and the coronavirus.</p> <p>As at October 2022 there were 115 households accommodated in emergency/temporary accommodation.</p>

Deliver a transit site for the Gypsy and Traveller Community	March 2022	Flintshire County Council	We are awaiting planning Inspectors decision. As the LDP has yet to be formally adopted it is expected that a decision will be made early 2023.
Deliver one Extra Care during the period of the Strategy	March 2024	Flintshire County Council and RSL Partners	Buckley Extra Care circa 60 units remains on the PDP, hampered by phosphate and other planning issues. In addition the timing of any development will have implications for Social Services Revenue budgets for Extra Care.

Priority 2.1 To reduce homelessness through prevention		
Action	Task	Progress
Work across the region with partners to prevent homelessness	<ul style="list-style-type: none"> 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. 	<p>The Covid pandemic caused a significant shift in homelessness policy across Wales. Whilst regional work continued the approach had often been very operational based and responsive due to the crisis management phase of managing homelessness during the pandemic.</p> <p>The effects of Covid are still being felt and continue to impact on the Homeless prevention service.</p>

	<ul style="list-style-type: none"> • Developing a better understanding of the causes of homelessness to inform the development of the right interventions through collective, regional intelligence gathering. 	<p>Discussions were held with regional partners regarding Housing Support Grant, Homelessness priorities and Covid response, and a needs analysis for housing and homelessness was undertaken. Flintshire's Housing Support Programme Strategy 2022 - 2026 is now in place.</p> <p>There will be opportunities for regional collaboration within North Wales but the decision has been taken to develop localised strategies for the next 4 year period.</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 in relation to Rapid rehousing, each local Authority (LA) has had to develop a Rapid Rehousing plan. FCC is awaiting feedback from the WG in relation to their Rapid Rehousing plan.</p>
Work with partners in Flintshire to prevent homelessness	<ul style="list-style-type: none"> • Develop a Local Action Plan for homelessness to ensure local issues are addressed. 	<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.</p>

	<ul style="list-style-type: none"> • Develop preventative measures by providing tenancy support and crisis management to enable the people to sustain their tenancies. 	<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>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 been also been allocated. This work continues and Rapid Rehousing launch events, workshops and various other events are planned.</p>
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Priority 2.2 To reduce the demand for temporary accommodation		
Action	Task	Progress
Provide suitable accommodation to meet the needs of homeless	<ul style="list-style-type: none"> • Develop different models of delivery such as Housing First. • Develop a 'hub' to provide a range of services for the homeless 	<p>As outlined elsewhere, demand for temporary accommodation rose significantly due to the public health response to the Covid pandemic and temporary accommodation numbers have increased significantly across Wales.</p> <p>Utilising alternative models of temporary</p>

	<p>including emergency beds and support services.</p> <ul style="list-style-type: none"> • Working closely with Housing Strategy and development partners to inform the delivery of flexible and suitable accommodation. 	<p>accommodation was necessary including the remodeling of the Glanrafon Night Shelter into a 24-7 Homeless hub and taking on other properties for additional temporary housing. Reliance on B&B and hotels continues to be necessary and funding was provided by Welsh Government for the first 6 months of 2022/23 to assist with this. The Housing First project continues.</p> <p>Significant challenges remain including;</p> <ul style="list-style-type: none"> • Shortage of 1 bed accommodation as demand remains high • Covid and the ongoing effects • Renting Homes Wales act 2016 • Landlords exiting the PRS • “No one left out” scheme • Challenges in ensuring tenancies are sustained • Challenges relating to recruitment and retention of staff <p>Further feasibility work remains underway but no further specific sites have been identified.</p>
<p>Increase availability of</p>	<ul style="list-style-type: none"> • Undertake a review of the existing stock and explore options for increasing supply of move on accommodation. 	<p>The Council are in the process of completing internal and external stock</p>

Priority 2.3 To provide the right type of support for the most vulnerable people

Action	Task	Progress
move on accommodation	<ul style="list-style-type: none"> • Ensure commissioning priorities incorporate the necessary support required to sustain tenancies. 	<p>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</p> <p>The 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 will be adopted and will lead to a significant shift and change within homelessness and housing services.</p> <p>Local Authorities were tasked with developing Rapid Rehousing Transition plans by the end of 2022 to address the issue of move on accommodation and commissioning priorities will now be addressed through this plan and the Housing Support Programme Strategy.</p>

<p>Strategic commissioning of support services</p>	<ul style="list-style-type: none"> • Develop the Local Commissioning Plan incorporating the Regional Homelessness Strategy priorities to ensure a joined up approach. • Support the work of the Regional Collaborative Committee. • Commission support for priority groups: Youth homeless; Prison Leavers; Rough Sleepers; and Complex Needs. 	<p>As referenced above, a new Housing Support Programme Strategy has been developed which merges the Housing Support Grant Delivery Plan and local Homelessness Strategy (Homeless strategy brought forward a year by Welsh Government) to create an overarching 4 year strategy for housing support and homelessness agenda's from April 2022 onward.</p> <p>Opportunities for regional working and collaboration will be identified and referenced within localised plans with delivery of shared activities for North Wales delivered through the Housing Support Regional Delivery Group.</p> <p>The Learning Disability (LD) Transformation team have audited the need for accommodation amongst those who are currently placed out of area and those young people coming up through Transition who are likely to need somewhere to live within the next 4 years. The reason this was done is because the North Wales LD Strategy says the housing need for people with LD is likely to increase significantly by 2035, hence a need to plan for more placements.</p> <p>The figures collated across the region</p>
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show the current need for urgent additional placements is 176 people. A conservative aggregated estimate of the additional cost of these placements would be £18.3 to £25m m per year across the region. This number identifies the additional placements needed and does not necessarily include all those identified on Specialist housing needs lists who are or will be considered through matching to current vacancies, etc. Those figures are constantly changing as moves are made.

The additional need identified in FCC as at 14.10.22 is;

- 12 adults are noted as having priority needs. (6 amber and 6 red)
- 17 young people identified as needing accommodation or at high risk of breakdown between now and 2027.

The existing needs being addressed via accommodation panel are 48 individuals with LD

- The Regional collaboration unit are working to ensure the new

Housing with Care capital fund is fully utilised to meet the needs of this cohort. One application has been made by First Choice housing to part fund a supported living development in Holywell Rd Ewloe.

- The programme sponsor, Neil Ayling has worked with Clwyd Alyn Housing to maximize opportunities on sites that are currently being developed. Properties are being looked at in the Northern Gateway development and Buckley.
- Thirdly, FCC have existing developments that will help meet this need, however lack of support available in the community is hindering the move into the existing void stock.

As at 10.6.22 the number of children/young adults who may require supportive living for the period 2020-2025 is;

41 children/young adults, 8 of these require "residential" and 33 will require shared supportive living.

<p>Working with partners and other teams in the Council to ensure available support.</p>	<ul style="list-style-type: none"> • Working with key stakeholders e.g. health to provide support packages at an early stage through joint protocols. • Working with Social Services and health colleagues to ensure supported living. • Working with strategic delivery partners to ensure capacity and scale of support is available to avoid unacceptable delays in provision for the individual. 	<p>As referenced above, the responsive nature of the Covid pandemic homeless response was significant. Positive relationships have been developed with various agencies such as Betsi Cadwaladr University Health Board (BCUHB) in respect of COVID immunisation programmes and how FCC could help facilitate the immunisation of vulnerable people living in temporary/emergency accommodation.</p> <p>Excellent 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 channelled through the Housing Support Programme Strategy.</p> <p>The ability to further develop services via the Housing Support Programme Strategy is 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 so as to overcome and mitigate these challenges.</p>
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Priority 2.4 To provide a range of financial and social support		
Action	Task	Progress
<p>Ensuring a range of financial products to support people to access and remain in their home</p>	<ul style="list-style-type: none"> Promote and develop affordable ownership products including Shared Equity; Homebuy and Rent to Own. Promote private rent support through the BOND. 	<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 despite intervention homelessness does occur support is available to help secure new homes within the Private sector in particular.</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</p>

Develop a range of innovative support to address key barriers

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

Action	Task	Progress
<p>Review the SARTH to understand the housing needs of older people in social housing</p>	<ul style="list-style-type: none"> • Develop a plan with our Housing Association partners to address the needs of older people on SARTH. • Develop an understanding of demand for adaptations to enable future planning of resources. 	<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. The Local Authority Prospectus identifies the need for one additional Extra Care scheme at Buckley which is likely to be supported with Social Housing Grant funding.</p> <p>FCC's sheltered housing review will be a significant piece of work in regards to this.</p> <p>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 will also identify any properties/assets that require further option appraisals based upon their condition, suitability and investment requirements.</p>

	<ul style="list-style-type: none"> • Links with Social Services; Residential Care homes; Extra Care and supported housing to scope out move on options. 	<p>This work has yet to be completed and will be raised at the SARTH operational meeting 6.12.22.</p>
<p>Develop an understanding of the wider housing requirements for older people</p>	<ul style="list-style-type: none"> • Consult with interest groups to identify key issues, barriers and potential opportunities for an action plan. • Review tenancy support and the potential of incentives to encourage downsizing where appropriate. 	<p>Further work required with partners.</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.</p> <p>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</p>

				will take place with interest groups to identify key issues, barriers and potential opportunities for an action plan.
Output		Timescale	Lead organisation/s	Progress
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		March 2024	Flintshire County Council	This may include a review of tenancy support and the potential use of incentives to encourage downsizing where appropriate. 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. 1198 households have received support since 01/10/2021.
Priority 3: Improve the quality and sustainability of homes				
				Notwithstanding the work of the Council and partner agencies, fuel poverty is expected to rise in response to unprecedented energy costs. A stock condition survey will need to be completed to determine the County's fuel poverty ratio.

			The Housing Support Grant fund the Warm Wales project named Healthy Homes, Healthy People
Complete the Welsh Housing Quality Standard programme by 100%	March 2021	Flintshire County Council and RSL Partners	<p>The Council achieved WHQS compliance in December 2021 and are now in the maintenance phase of this investment programme.</p> <ul style="list-style-type: none"> • Clwyd Alyn achieved WHQS compliance in March 2017, this has been maintained. • Wales and West has maintained WHQS. Number of units with an Acceptable Fail = 8 • 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.

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Priority 3.1 Maximising energy efficiency standards and delivery methods		
Action	Task	Progress
Private sector renewal energy loans	<ul style="list-style-type: none"> 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. 	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.
Gas infill programme for social housing properties that are off-gas	<ul style="list-style-type: none"> Working with Wales and West Utilities to extend the gas network to bring more convenient and cost effective heating to residents across all tenures. 	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

		<p>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 October 2022 the scheme has provided 250 gas vouchers to individual households.</p>
<p>Retro fit of energy efficiency measures for vulnerable residents in all tenures</p>	<ul style="list-style-type: none"> Identify the strategic sites within communities that need redevelopment. 	<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 Team work in partnership with the Housing department to deliver the Optimized Retrofit Programme, utilise Flintshire Council energy crisis fund, and work in partnership with utility companies to maximise household</p>

		<p>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>
<p>Deliver the Warm Homes Fund</p>	<ul style="list-style-type: none"> • 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. 	<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 Warm Homes Fund programme was drawn to a successful conclusion in 2021 having supported 658 households. The Council has submitted an application 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</p>

		<p>funding from the Warm Homes Fund. This project is now part of the Healthy Homes Healthy People project.</p> <p>Support was provided as part of the Warm Homes Fund Category Three support from Warm Wales- A total of £975,676.29 has been saved since the start of the project in January 2018. Warm homes project have engaged with a total of 3469 households since January 2018. Total number of visits/ support calls since January 2018 is 1467 visits.</p> <p>Warm Wales is part of 2025 looking at fuel poverty and affordable warmth and the wider cost of living support, this is still being led by Joanna Seymour Head of Partnerships, Development and Delivery for Warm Wales who previously worked for Flintshire County Council.</p>
Arbed for wales programme	<ul style="list-style-type: none"> A spatially targeted WG programme focusing on windows and doors and external wall insulation, to address fuel poverty in the private sector. 	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 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	<ul style="list-style-type: none"> Encourage different teams to think more broadly when undertaking their daily roles to improve the homes of people in the private sector. 	The HSG funds a Healthy Homes and Healthy People project to provide support to improve the homes of all people. It is tenure neutral so it is open to all.
Rent Smart Wales	<ul style="list-style-type: none"> Work with Landlords to promote Rent Smart Wales and improve the standards of the private rented stock. 	When a Private rented sector team is established as outlined in 1.4, further work will be done to promote Rent Smart Wales. Currently Homeless officers liaise and provide signposting to Landlords. A Landlord forum took place on the 16.6.22 where Simon White, Head of Housing Strategy, Welsh Government the architect of the Renting Homes Wales Act 2016 presented an overview of the Legislation. A further Landlord forum is scheduled for 17.11.22 and Simon will be available to answer any questions.

Priority 3.3 Completing the WHQS programme by 2020 across all social housing stock

Action	Task	Progress
The Council stock	<ul style="list-style-type: none"> Complete environmental improvements by 2020 and identify funding to undertake the external works. 	The Council achieved WHQS compliance in December 2021 following Welsh Governments extension to the original 2020 deadline.

		<p>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"> • Complete environmental improvements by 2020. 	<ul style="list-style-type: none"> • 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 • Wales and West Housing (WWH) provided the following

overview;

1. Flintshire area only
2. Major Works started between 01/10/2021 & 30/09/2022
3. Cambria work based on Original Estimate

Major Works

4. Total value of work including Physical Adaptation Grants (PAG's) - £559k
5. Number of kitchens replaced – 20
6. Number of bathrooms replaced – 2
7. Number of external doors replaced – 2
8. Number of roofs replaced – 1 communal flat roof at extra care scheme
9. Number of PAG's delivered- 12 (£53k)
10. Petit House- EWI, Solar PV & Battery Storage - £257k – Due to start Q4 2022 (Not included in above £)
11. Sydney Hall Court -Scheme end equipment replacement - £39k -

		<p>Completed Q3 2021 (Not included in above £)</p> <p>WHQS</p> <ul style="list-style-type: none"> 12. WHQS maintained 13. Number of units with an Acceptable Fail – 8 <p>Residents choice x 1 (No bathroom extract fan – Bathroom replacement planned 2023)</p> <p>Physical Constraints x 7 (Gardens)</p>
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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.

Action	Task	Progress
Set appropriate strategic objectives for adaptations that focus on wellbeing and independence	<ul style="list-style-type: none"> • Establish a partnership which incorporates all partners with funding for adaptations including: <ul style="list-style-type: none"> (i) The Council's HRA budget (ii) Private sector Disabilities Funding Grant; (iii) Care and Repair, ENABLE for minor and major adaptations for those in the private sector; (iv) Housing Associations can access Physical Adaptation Grants for existing tenants. 	This work will be progressed as part of the adaptations and specialist housing review work, outlined in 1.6.
Improve the intelligence	<ul style="list-style-type: none"> • Pull together a range of data from all partners to establish 	

on the demand for adaptations	a better understanding of future demand.	
Link the systems for managing and delivering adaptations	<ul style="list-style-type: none"> • Collaboratively develop adapted housing policies for all partners as part of the Specialist Housing Group. • Review service standards for adaptations in line with Welsh Government. • Consider how the EHRC toolkit can be utilised in Flintshire. 	

Priority 3.5 Improve the standard of new build properties built by the Council and Housing Associations

Action	Task	Progress
Utilising the Flintshire House Standards	<ul style="list-style-type: none"> • Continually review and evaluate the standards to ensure they are relevant and contribute to the wider energy efficiency agenda. • Consider introducing further requirements such as solar panels / PVs, electric car charging points. 	Flintshire Housing Standards have been superseded by the Welsh Development Quality Requirements 2021 (WDQR). All future affordable housing schemes have to meet this standard. The standards have set space requirements and include higher energy efficiency measures moving towards carbon zero.
Welsh Government's Design Quality Requirements (DQR)	<ul style="list-style-type: none"> • Ensure a consistent standard of quality of internal layout is achieved across a range of standard house types that are as flexible as possible to cater for most resident's needs. 	See above
Deliver different construction methods	<ul style="list-style-type: none"> • Deliver new builds using sustainable materials including timber frame / SIPs, and improve SAP ratings as part of SHARP. 	Modern Methods of Construction is a priority and featured within WDQR 2021. Therefore all new affordable housing schemes will be built using

	<ul style="list-style-type: none">• Develop procurement opportunities through collaboration with Housing Association partners to deliver new construction methods.• Develop using off site manufacturing to reduce waste and quicker construction methods.	<p>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). Anticipated completion in November/December 2022.</p>
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COMMUNITY & HOUSING OVERVIEW AND SCRUTINY COMMITTEE

Date of Meeting	Wednesday 14 th December 2022
Report Subject	Flintshire Housing Need Prospectus
Cabinet Member	Cabinet Member for Housing and Regeneration
Report Author	Chief Officer (Housing and Communities)
Type of Report	Strategic

EXECUTIVE SUMMARY

Last year the Welsh Government (WG) required that each Local Authority (LA) develop a Housing Needs prospectus to be updated on an annual basis.

The prospectus has been reviewed and an updated draft developed for approval. The format and content has not changed significantly to alter the direction of travel set out in out in the first iteration. The changes identified in the report reflect the increasing demand for Social housing from the Housing register and homelessness duties.

The report seeks to provide Community, Housing & Assets Overview and Scrutiny Committee with the annual update on the Council Housing Needs prospectus in order to ensure, that as part of the WG Grant framework, the LA identifies their priorities for Social Housing Grant, in addition to providing a clear and concise summary of the housing need and demand.

The Prospectus will be used by the WG to approve the Programme Delivery Plan (PDP) and to ensure that schemes are meeting the identified need and priorities including progress towards meeting the priorities set out in the Local Housing Strategy 2019-24.

RECOMMENDATIONS

1	Community, Housing & Assets Overview and Scrutiny Committee to note the content of the Flintshire Housing Need Prospectus and provide any feedback or comments for consideration.
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REPORT DETAILS

1.00	EXPLAINING THE HOUSING NEED PROSPECTUS
1.01	Welsh Government (WG) requires that each Local Authority (LA) updates their Housing Need prospectus annually
1.02	The aim of the prospectus is to inform affordable housing delivery and shape the Social Housing Grant (SHG) programme by setting out what the LA priorities are and provide a guide about what type of housing is needed and in what locations.
1.03	For 2022/ 23, WG has advised that the Flintshire County Council (FCC) allocation was £13,352,142.
1.04	WG is currently setting budgets for the next three years. The allocation for year 2 is £14,687,357 and for year 3 is £14,019,749.
1.05	To access SHG, housing providers (e.g. Registered Social Landlords/ FCC) apply to FCC's Housing Strategy team and WG to request support for funding.
1.06	It is intended that housing providers will refer to the prospectus when they are progressing new affordable housing development sites so they can plan to deliver schemes that better meet the LA priorities and the housing need for the area.
1.07	WG will refer to the Prospectus when they are scrutinising SHG applications.
1.08	The draft Flintshire Housing Need Prospectus has been written in collaboration with Social Services, the Homelessness team and Planning and reflects the Council's current demands on services and the ambitions set out in the Flintshire Housing Strategy 2019-24.
1.09	It is intended the prospectus will be refreshed annually and will be an evolving document that can flex as the Council's housing priorities and needs change.
1.10	The FCC Housing Prospectus (appendix 1) has been updated to explain how the LA's priorities have been determined. Responsible Officers have been consulted.
1.11	The Prospectus will be presented annually to COT and Cabinet and Housing Association partners via the RSL Strategic Housing Group. Next year WG seek the Prospectus by April 2023. It is intended to update this document for approval in March 2023.

2.00	RESOURCE IMPLICATIONS
2.01	<p>Revenue: the FCC Housing Prospectus is a strategic guidance document. There are no implications for the approved revenue budget for the current financial year but there may be future financial implications relating to Extra Care provision and out of county learning disability placements.</p> <p>Capital: the FCC Housing Needs Prospectus is a strategic document, there are no implications for the approved capital programme relating to the Strategy or Action Plan.</p> <p>Human Resources: The Housing Strategy team is operating with limited resources.</p>

3.00	RISK MANAGEMENT
3.01	The requirement for LA's to develop a Housing Need Prospectus has been instigated by WG. If the LA fails to submit an updated Housing Need Prospectus, future affordable housing schemes that receive SHG support may not meet LA priorities or housing need.
3.02	The impact of Covid-19 and the possibility of a combined Covid/Influenza outbreak continues to pose a risk to delivering the Local Housing Strategy actions in line with the Prospectus. This is likely to continue for the remainder of 2022/23. It is difficult to mitigate this risk due to the level of uncertainty coupled with the interdependency on third parties such as developers and contractors. However it is to be hoped that the current immunisation programme will help to mitigate this risk.
3.03	Post Covid cost of living pressures, the economic impact of global shipping disruption and the impacts of the war in Ukraine are seeing significant cost and availability pressures placed on labour and materials. Many of the identified priorities will require funding to progress and therefore should funding be unavailable this will impact deliverability.
3.04	Environmental impacts of phosphates on drainage systems is impacting in development viability and delaying the planning process. A phosphate mitigation strategy is being developed.
3.05	The current cost of living "crisis" combined with economic and political instability is impacting on costs and confidence leading to instability in the housing market. There is a risk this may lead to a reduction in house prices.
3.06	There is a potential risk of increased demand on Homeless prevention services if repossessions should start to rise which may also result in increased demand for social and affordable homes.

3.07	Scheme viability may be impacted by rising costs. This may be mitigated by use of fluctuation clauses within build contracts.	
3.08	There are challenges relating to recruitment and retention of staff. Partnership options will be explored to manage development processes.	
3.09	Ways of Working (Sustainable Development) Principles Impact	
	Long-term	Positive - more affordable homes will be provided in the right location.
	Prevention	Preventing - preventing people becoming homeless by developing accommodation to meet Local Authority priorities.
	Integration	Positive – the delivery of a range of affordable homes will contribute to integration within communities
	Collaboration	Positive – the SHG programme is delivered in partnership with RSLs and WG.
	Involvement	Positive - the SHG programme involves a range of stakeholders to enable its delivery.
	Well-being Goals Impact	
	Prosperous Wales	Positive - ensuring the right homes are built and in the right places.
	Resilient Wales	Positive - new homes are built to a good quality and built to high environmental standards as required by WG as part of the SHG process.
	Healthier Wales	Positive - Ensuring homes meet the needs of all people in our society including those who are most vulnerable supporting their well-being.
	More equal Wales	Positive - Providing good quality and decent homes for vulnerable people including homeless accommodation, single household, specially adapted homes etc.
	Cohesive Wales	Positive - Contributing to attractive, viable, safe and well-connected communities through promoting good design and collaborative delivery.

	Vibrant Wales	Positive - Ensuring our communities are diverse by developing a range of property types and tenures based on housing need and LA priorities.
	Globally responsible Wales	Positive – The prospectus will inform newbuild developments that will contribute to improving the economic, social, environmental and cultural well-being of Wales.

4.00	CONSULTATIONS REQUIRED/CARRIED OUT
4.01	The prospectus will be circulated within the Council as advised in 1.08.
4.02	The report is to be presented to the Community, Housing and Assets Overview and Scrutiny Committee.

5.00	APPENDICES
5.01	Appendix 1 – Proposed Flintshire Housing Need Prospectus.

6.00	LIST OF ACCESSIBLE BACKGROUND DOCUMENTS
6.01	None.

7.00	CONTACT OFFICER DETAILS
7.01	Contact Officer: Marj Cooper, Housing Strategy Manager Telephone: 01352 70 3721 E-mail: : marj.cooper@flintshire.gov.uk

8.00	GLOSSARY OF TERMS
8.01	Social Housing Grant – Welsh Government funding that may be available to Housing associations and developing Local Authorities. It is to help fund new affordable housing e.g. for social rent. To qualify for grant homes must comply with <u>Welsh Government Development Quality Requirements (WDQR) and complete the current Grant application form and ensure that any scheme meets the WG standard viability tests.</u>

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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

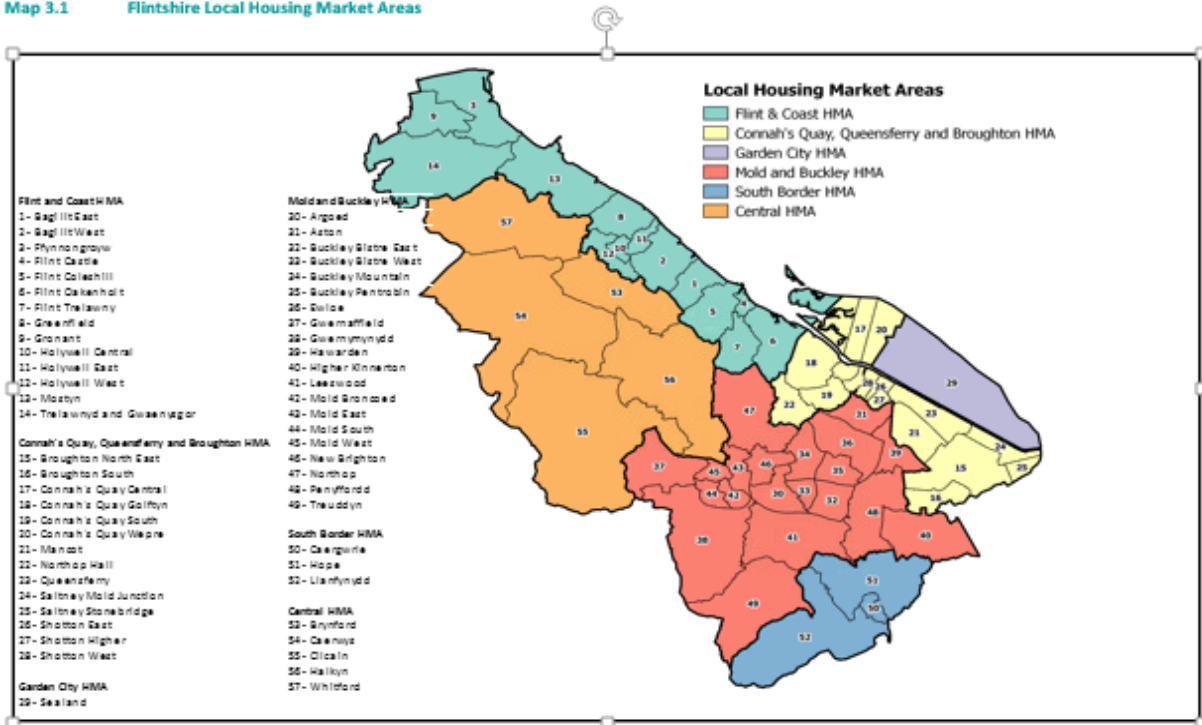
The Housing Strategy (2019-2024) has an accompanying action plan and provides the following outputs:

- 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.

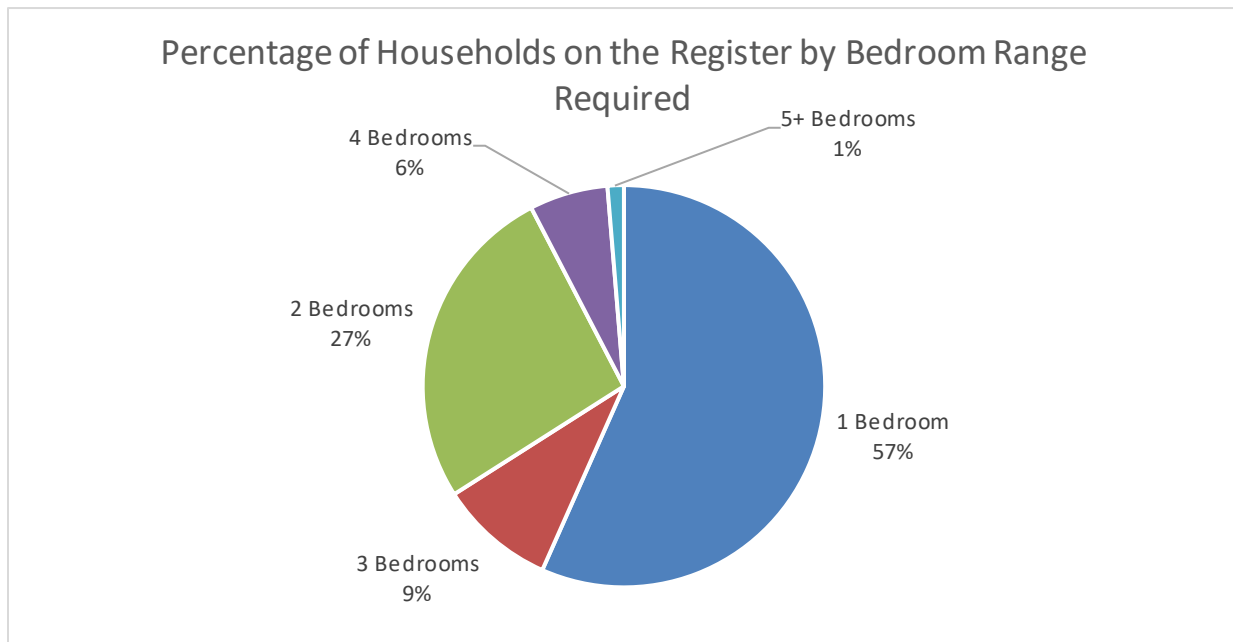
In addition, according to phase one of Census 21 results (28/6/22), the population in Flintshire has increased by 1.6%, from around 152,500 in 2011 to 155,000 in 2021. There has been a significant increase over of 23.7% in people aged 65 living in Flintshire and a decrease of 3.0% in people aged 15 to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

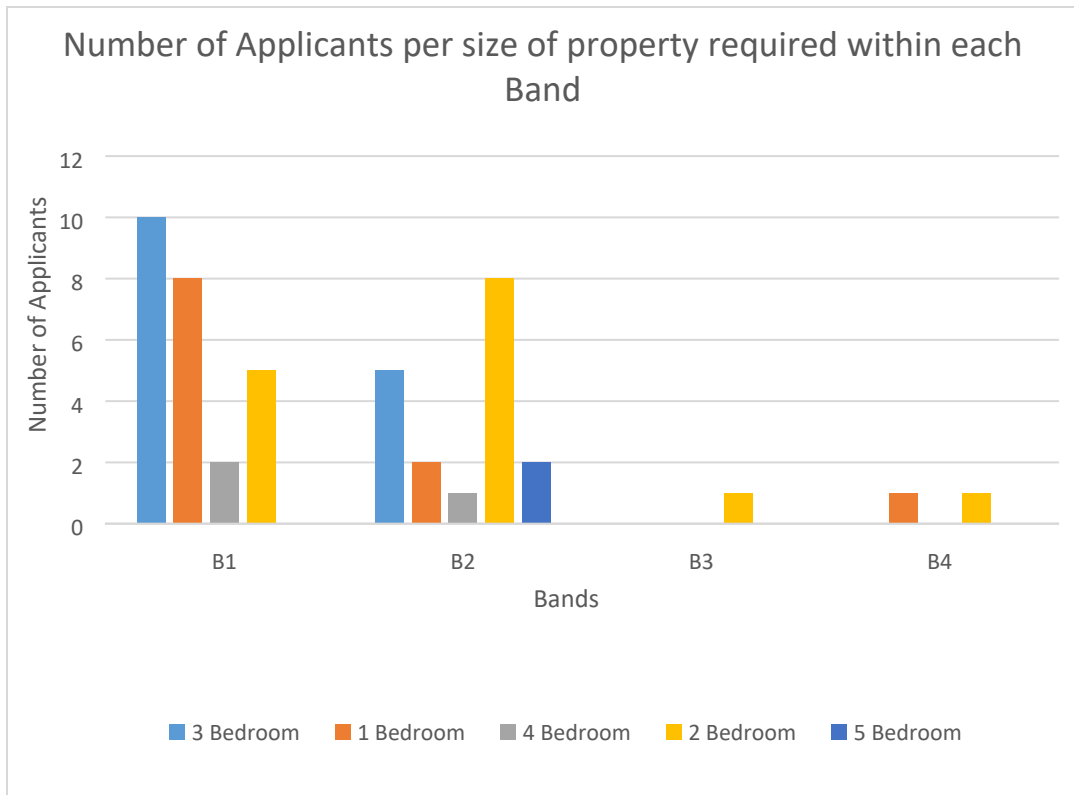
A breakdown of demand for each property type is available by SARTH housing area and can be provided on request.

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

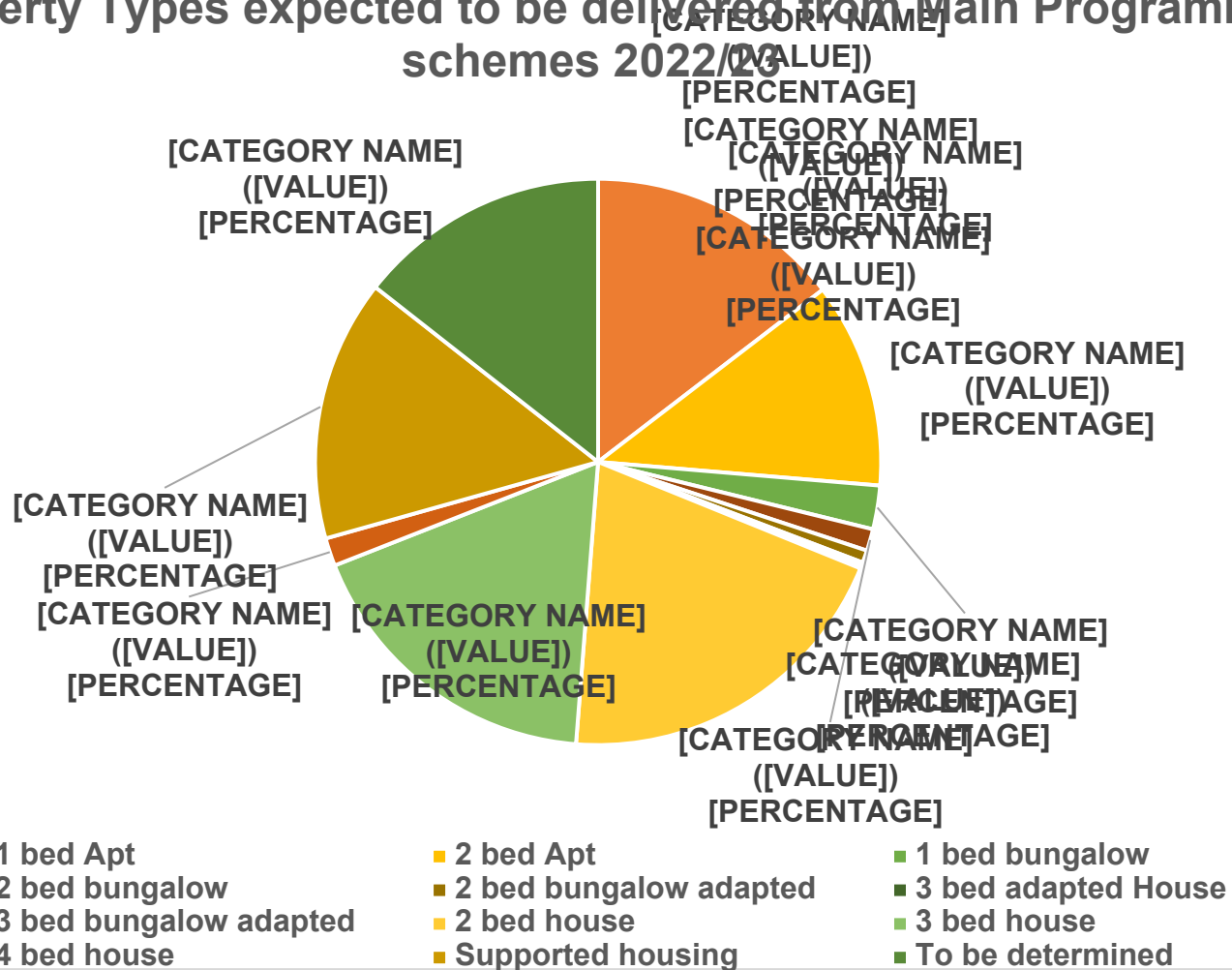
Summary of expected Programme Development Plan 2022/ 2023 (as at Quarter 2)

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



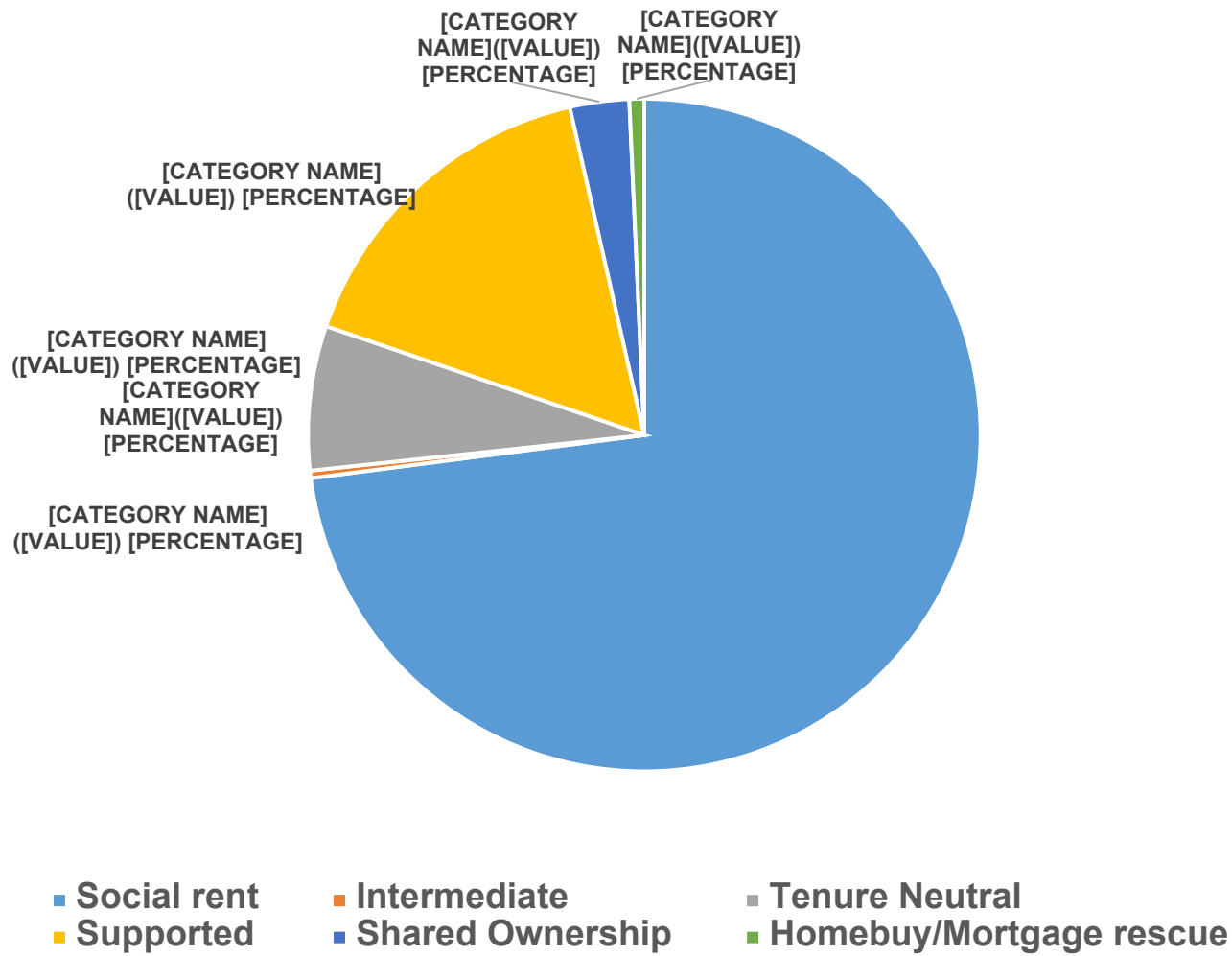
Breakdown of Tenure of expected Programme Development Plan 2022/ 2023 (as at Quarter 2)

Main Programme 2022/23

		Social rent	Tenure neutral	Shared Ownership	Intermediate	Supported	Mortgage Rescue	Homebuy	Total Units
Provider	site								
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.

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