

**APPENDIX 2**

**Priority:** Housing  
**Sub-Priority:** Modern, Efficient and Adapted Homes  
**Impact:** Improving the choice and quality of local housing

*We said in 2013/14 that we would:*

**1. Agree a new model of private finance to deliver an increased number of affordable homes.**

Progress Status	Progress RAG	A	Outcome RAG	G
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There have been delays in getting the models agreed, approval has now been given for a new housing company which will start trading in April 2014. The formation of the new company will enable the adoption and use of a wider range of models to deliver affordable housing.

**Achievement will be Measured through:**

- Gaining formal approval for a new model
- Approval for the Flint Town Centre regeneration plan

**Achievement Milestones for strategy and action plans:** (Lead Officer – Head of Housing )

Gain approval for new funding model – completed

Gain approval for Flint Town regeneration plan – **Housing design brief agreed but master plan delayed due to ongoing discussions with other public sector partners about town centre use**

### Risks to Manage

Ensuring that we prevent delays in planning approvals for affordable housing developments for affordable housing developments.

Gross Score (as if there are no measures in place to control the risk)			Current Actions / Arrangements in place to control the risk	Net Score (as it is now)			Future Actions and / or Arrangement to control the risk	Manager Responsible	Risk Trend	Target Score (when all actions are completed / satisfactory arrangements in place)		
Likelihood	Impact	Gross Score		Likelihood	Impact	Gross Score				Likelihood	Impact	Gross Score
(L)	(I)	(LxI)		(L)	(I)	(LxI)				(L)	(I)	(LxI)
M	M	A	Preplanning meetings are now in place with planning and the affordable housing officer to help assist applications to progress smoothly through the planning process.	L	M	G		Head of Housing	↔	L	M	G

**Risks to Manage**

Ensure the availability of private finance for development of affordable homes.

Gross Score (as if there are no measures in place to control the risk)			Current Actions / Arrangements in place to control the risk	Net Score (as it is now)			Future Actions and / or Arrangement to control the risk	Manager Responsible	Risk Trend	Target Score (when all actions are completed / satisfactory arrangements in place)		
Likelihood	Impact	Gross Score		Likelihood	Impact	Gross Score				Likelihood	Impact	Gross Score
(L)	(I)	(LxI)		(L)	(I)	(LxI)			(L)	(I)	(LxI)	
M	H	R	New company effectively mitigates risk by allowing a wider range of finance options and leverage of assets.	L	H	G	N/A	Head of Housing	↓	L	H	G

### Risks to Manage

Encouraging developers to build a range of affordable housing in the current economic climate

Gross Score (as if there are no measures in place to control the risk)			Current Actions / Arrangements in place to control the risk	Net Score (as it is now)			Future Actions and / or Arrangement to control the risk	Manager Responsible	Risk Trend	Target Score (when all actions are completed / satisfactory arrangements in place)		
Likelihood	Impact	Gross Score		Likelihood	Impact	Gross Score				Likelihood	Impact	Gross Score
(L)	(I)	(LxI)		(L)	(I)	(LxI)			(L)	(I)	(LxI)	
H	H	R	Preplanning meetings are now in place with planning and the affordable housing officer to help assist applications to progress smoothly through the planning process.	M	H	R	New housing company will give a wider range of options for developers to meet S106 obligations.	Head of Housing	↔	L	M	G

2. Develop a strategy to grow and sustain the private rented sector								
Progress Status			Progress RAG		A	Outcome RAG		A
<p>Development of a strategy has been delayed in order to take into consideration consultation undertaken in late 2013. The Private Rented Sector improvement plan is in place and elements are being implemented.</p> <p>Draft proposals to grow the Private Rented Sector considered by Scrutiny Committee in 2013. Firm proposals now developed for delivery by North East Wales Homes as part of its approved business plan.</p> <p><b>Achievement will be Measured through:</b></p> <ul style="list-style-type: none"> <li>Formal approval for a strategy to grow and sustain the private rented sector approved by the end of 2013</li> <li>Bringing of 30 empty homes back into use for residential living</li> </ul> <p><b>Achievement Milestones for strategy and action plans:</b> (Lead Officer – Head of Housing) Develop and implement a Private Rented Sector improvement strategy and associated action plan – September 2013</p>								
Achievement Measures	Lead Officer	2012/13 Baseline Data	2013/14 Target	2016/17 Aspirational Target	Current Outturn	Performance RAG	Outcome Performance Predictive RAG	
Number of empty homes brought back into use.	Head of Housing	32	30	30 (120 cumulative)	29	G	G	

**Risks to Manage**

Maximising our joint resources with our partners

Gross Score (as if there are no measures in place to control the risk)			Current Actions / Arrangements in place to control the risk	Net Score (as it is now)			Future Actions and / or Arrangement to control the risk	Manager Responsible	Risk Trend	Target Score (when all actions are completed / satisfactory arrangements in place)		
Likelihood	Impact	Gross Score		Likelihood	Impact	Gross Score				Likelihood	Impact	Gross Score
(L)	(I)	(LxI)		(L)	(I)	(LxI)				(L)	(I)	(LxI)
H	H	R	The review of joint and collaborative working in the PRS with neighbouring authorities is scheduled for completion by Dec 2013.	H	H	R	<p>Establish a corporate private rented sector working group to develop corporate service standards, policies and processes in relation to the sector.</p> <p>Review joint and collaborative working in the private rented sector with neighbouring local authorities.</p>	Head of Housing	↔	M	M	A

### 3. Develop a regional housing register and common allocations policy with partners

#### Progress Status

Progress RAG

A

Outcome RAG

G

The SARTH Policy was completed and approved by Cabinet in January 2014. A phased implementation has been agreed which will see operational implementation of the housing solutions approach and revised medical panel policy in quarter 4. The IT development and review and cleanse of the register will carry on alongside this work. The project plan projects a go live date in Autumn 2014.

#### Achievement will be Measured through:

- A regional housing register and common allocations policy agreed and in place by Autumn 2013

#### Achievement Milestones for strategy and action plans: (Lead Officer – Head of Housing)

Regional register and common allocations policy agreed – November 2013

Regional register and common allocations policy implemented – February 2014