

APPENDIX 2

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

We said in 2014/15 that we would:

1. Implement a wider range of models of private finance to deliver increased numbers of affordable homes through the newly formed North East Wales Homes.

Progress Status	Progress RAG	A	Outcome RAG	G
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The transfer of the 'gifted units' in to our ownership went ahead as planned in quarter one, with more units scheduled for quarter two. The numbers of private rented homes managed are lower than projected, but the team has been focussing on developing the offer and have other landlords committed and are confident that projections will be exceeded by year end. The standard lease agreement for those over 55 wishing to access council housing has not yet been completed, so there are no properties currently being managed by NEW Homes, this will improve through the year, but the 10 units will remain a challenging target.

Achievement will be measured through:

- Business plan measures:
 - Provision of a management service for 26 private rented sector properties
 - Entering into a lease agreement for 10 over 55's properties
 - Receive the freehold for and manage 19 units of gifted accommodation
- Approval for the Flint Town Centre regeneration plan which includes new housing provision

Achievement Milestones for strategy and action plans:

- Approval of the Flint Town Centre regeneration plan including new housing provision by March 2015

Achievement Measures	Lead Officer	2013/14 Baseline Data	2014/15 Target	2016/17 Aspirational Target	Current Outturn	Performance RAG	Outcome Performance Predictive RAG
Provision of a management service for 26 private rented sector properties	Chief Officer – Community and Enterprise	N/A – new measure	26 properties	TBC	3	A	G
Entering into a lease agreement for 10 over 55's properties		N/A – new measure	10 properties	TBC	0	A	A
Receive the freehold for and manage 19 units of gifted accommodation		N/A – new measure	19 units	TBC	10	G	G

2. Implement the strategy to grow and sustain the private rented sector through the North East Wales Homes business plan.

Progress Status	Progress RAG	A	Outcome RAG	G
<p>The transfer of the 'gifted units' in to our ownership went ahead as planned in quarter one, with more units scheduled for quarter two. The numbers of private rented homes managed are lower than projected, but the team has been focussing on developing the offer and have other landlords committed and are confident that projections will be exceeded by year end. The standard lease agreement for those over 55 wishing to access council housing has not yet been completed, so there are no properties currently being managed by NEW Homes, this will improve through the year, but the 10 units will remain a challenging target.</p> <p>Good progress has been made on empty homes although this is not reflected in the outturn. During Q1 each year, each property suspected of being empty based on council tax data is surveyed. In Q1 this year a total of 468 properties were surveyed and of these 194 of these were found to be occupied. This will be fed back to Council Tax to help them maintain accurate records and charging. The remaining properties will now be subject to our procedures. We are confident based on our success in previous years that we will achieve our target during Q2-Q4. The interim target for this quarter was 1 property.</p>				

Achievement will be measured through:

- Business plan measures:
 - Provision of a management service for 26 private rented sector properties
 - Entering into a lease agreement for 10 over 55's properties
 - Receive the freehold for and manage 19 units of gifted accommodation
- Bringing of 30 empty homes back into use for residential living

Achievement Measures	Lead Officer	2013/14 Baseline Data	2014/15 Target	2016/17 Aspirational Target	Current Outturn	Performance RAG	Outcome Performance Predictive RAG
Provision of a management service for 26 private rented sector properties	Chief Officer – Community and Enterprise	N/A – new measure	26 properties	TBC	3	A	G
Entering into a lease agreement for 10 over 55's properties		N/A – new measure	10 properties	TBC	0	R	A
Receive the freehold for and manage 19 units of gifted accommodation		N/A – new measure	19 units	TBC	10	G	G
IPH2M1 - Number of empty homes brought back into use		32 homes	30 homes	120 homes (cumulative)	0	A	G

3. Develop a county wide housing register and implement a single allocations policy for Flintshire with partners.

Progress Status	Progress RAG	G	Outcome RAG	G
<p>A project manager has been appointed to work on a regional basis and implement the single allocations policy for Flintshire County Council and its RSL partners. The role of the project manager will be to coordinate all the different aspects of the project and maintain momentum. Having already received Cabinet approval in 2013/14 the new allocations policy is scheduled to go live during December 2014 and there is a project plan in place which supports this target date being met.</p>				
<p>Achievement will be measured through:</p> <ul style="list-style-type: none"> ▪ A county wide housing register and single allocations policy in place by Autumn 2014. <p>Achievement Milestones for strategy and action plans:</p> <ul style="list-style-type: none"> ▪ A county wide housing register and single allocations policy in place by December 2014. 				

4. Agree the Local Development Plan's vision, objectives and options to accommodate growth.

Progress Status	Progress RAG	A	Outcome RAG	A
<p>The Call for Candidate Sites undertaken as part of the LDP has resulted in a higher than anticipated number of site submissions with some 700 sites. The processing, consultation and assessment of these sites will take longer than anticipated and this will result in some slippage to the timetable. Engagement processes in terms of developing the vision and objectives and then looking at strategic options will commence late Summer 2014.</p>				
<p>Achievement will be measured through:</p> <ul style="list-style-type: none"> ▪ In accordance with the timetable of the Delivery Agreement; by November 2014 <p>Achievement Milestones for strategy and action plans:</p> <ul style="list-style-type: none"> ▪ Agree the Local Development Plan's vision, objectives and options to accommodate growth in accordance with the delivery agreement by November 2014. 				

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)	
M	M	A	<p>1. A joint approach has been taken on the Single Access Route to Housing (SARTH) project (the common housing register for the county) to deliver activity to deliver the ICT and operational implementation delivering efficiencies. The regional project is being managed by an FCC member of staff giving us greater control of the project.</p> <p>2. NEW homes is now live to ensure that we can maximise use of assets and third party relationships.</p>	L	L	G	<p>1. Performance and financial monitoring of NEW homes will help to ensure that the company delivers on its desired objectives</p>	Chief Officer – Community & Enterprise	↓	L	L	G

Risks to Manage - Maximising the availability of private finance

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	North East Wales Homes reduces the risk by allowing a wider range of finance options and leverage of assets to be considered. Effectively the company provides the council with greater financial and commercial freedoms to operate akin to a private company to meet its social objectives around affordable housing.	L	H	A	The council must ensure that it follows a robust and compliant procurement process in an area for which it has no recent background. External expertise will be required as part of the procurement exercise and will be appointed subject to Cabinet approval	Chief Officer – Community & Enterprise	↓	L	M	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	The council has introduced a variety of models which allow developers to satisfy their Section 106 agreements according to the viability of the site involved. These models include gifted units of accommodation and/or providing the council with an equity share in properties. This has stimulated development across the county whilst providing the council with a capital asset.	L	H	A	The council will continue to utilise these alternative delivery models to develop affordable housing. A joint housing viability study with Wrexham County Borough Council has also been commissioned to help understand which models are most appropriate in each area of the county	Chief Officer – Community & Enterprise	↓	L	M	G

Risks to Manage - Unclear about the implications of the changes proposed through the Planning Bill on timing of the progress of the Local Development Plan

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	Wales Planning Bill still anticipated later in 2014. Given the early stages of the LDP it is unlikely that significant work will need to be aborted. Any implications of the Wales Planning Bill will be able to be incorporated into a revised Delivery Agreement and should not involve excessive risk to the Plan's preparation.	L	L	G	Evidence gathering and background studies should be able to incorporate or be revised to take on board any changes arising from Wales Planning Bill.	Chief Officer: Planning Strategy Manager	↓	L	L	G