

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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In September 2014 Cabinet approved a tender process to procure private finance and a developer partner to deliver 300+ new homes across the County. The process will conclude in May 2015. In addition delivery of the NEW Homes business plan will support growth in affordable housing.

Achievement will be measured through:

- Business plan measures: for year 1
 - 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	8	A	G
Entering into a lease agreement for 10 over 55's properties		N/A – new measure	10 properties	TBC	0	R	R
Receive the freehold for and manage 19 units of gifted accommodation		N/A – new measure	19 units	TBC	15	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
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Progress with the management offer is below target, however, with the increase in marketing and more time freed up for operational activity, we expect to meet this target. The Over 55 lease offer has been delayed up while some legal technicalities are checked, but the service will progress the first of the 'signs-ups' in quarter three. It is unlikely that the target will be achieved this year and this is reflected in the outcome RAG status. NEW Homes is on target with taking ownership and managing the Gifted properties.

There is confidence that the empty homes target will be achieved by the year end due to the level of engagement with owners of the properties with the service. This indicator starts slow as the first quarter is used to identify empty homes through the county and engage with the home owners. Subsequent to this reporting period a further 7 homes were brought back into use during October.

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	new measure	26 properties	TBC	8	A	G
Entering into a lease agreement for 10 over 55's properties		new measure	10 properties	TBC	0	R	R
Receive the freehold for and manage 19 units of gifted accommodation		new measure	19 units	TBC	15	G	G
IPH2M1 - Number of empty homes brought back into use		32 homes	30 homes	120 homes (cumulative)	4	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>The project to implement the single allocations policy is progressing well. Back office ICT systems have been specified with a projected delivery date of early November. The Council should be ready take applications for the new banding policy from December. Between January and April all current applications for both the Council and RSLs will be reviewed with applicants and housing solutions advice offered to provide applicants the most suitable housing option for them. During this period the points policy will continue to be used for allocations and the new banding system will run alongside to test the new policy and systems.</p> <p>A new partner portal will also be developed and tested between November and January ready for usage by the RSLs to allow them to shortlist applicants from the single register. The project is currently on-track for the systems to be in fully in place and allow allocations from the new policy to start 1 April 2015. This joint approach is delivering considerable savings in delivery of ICT systems, project management and project activity.</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>No progress has been made in this area during the quarter. The progress and outcome RAG status remain the same.</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	Target Date
(L)	(I)	(LxI)		(L)	(I)	(LxI)				(L)	(I)	(LxI)	
M	M	A	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. Developing strong relationships with private landlords supporting growth of the sector.	L	L	G	1. Performance and financial monitoring of NEW homes will help to ensure that the company delivers on its desired objectives	Chief Officer – Community & Enterprise	↔	L	L	G	Dec 2014

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	Target Date
(L)	(I)	(LxI)		(L)	(I)	(LxI)				(L)	(I)	(LxI)	
M	H	R	North East Wales Homes provides the council with greater financial and commercial freedoms to operate akin to a private company to meet its social objectives around affordable housing. A successful SHARP procurement process with sufficient developer interest will provide 300+ additional units of affordable housing in Flintshire.	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	MAY 2015

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	Target Date
(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	<p>The council will continue to utilise these alternative delivery models to develop affordable housing.</p> <p>A joint housing market assessment with Wrexham County Borough Council has also been commissioned to help understand which models are most appropriate in each area of the county</p>	Chief Officer: Community & Enterprise		L	M	G	May 2015

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	Target Date
(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	TBC