

**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
<ul style="list-style-type: none"> <li>• The company continues to increase the numbers of properties in management. Since the last quarter it has reviewed its marketing strategy and agreed a new website will be developed and further promotion of the company and its services will be carried out.</li> <li>• Whilst there has been interest in the Over 55's lease option, progress in this area has been delayed whilst a suitable legal agreement is drawn up for use in this complex area. A model lease agreement should be available for use in Q4 and leases will be entered in to thereafter.</li> <li>• The council continues to manage 15 gifted units of accommodation and is awaiting confirmation of when further properties will be transferred to NEW Homes.</li> </ul>				
<p><b>Achievement will be measured through:</b></p>				
<ul style="list-style-type: none"> <li>▪ Business plan measures: for year 1 <ul style="list-style-type: none"> <li>Provision of a management service for 26 private rented sector properties</li> <li>Entering into a lease agreement for 10 over 55's properties</li> <li>Receive the freehold for and manage 19 units of gifted accommodation</li> </ul> </li> <li>▪ Approval for the Flint Town Centre regeneration plan which includes new housing provision</li> </ul>				
<p><b>Achievement Milestones for strategy and action plans:</b></p>				
<ul style="list-style-type: none"> <li>▪ Approval of the Flint Town Centre regeneration plan including new housing provision by March 2015</li> </ul>				

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	9	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	A	G

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

<b>Progress Status</b>	<b>Progress RAG</b>	<b>A</b>	<b>Outcome RAG</b>	<b>G</b>
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- The council continues to bring long term vacant homes back in to use and has allocated all of the existing funding provided through the Welsh Government Houses into Homes Scheme. Further WG funding is awaited.
- The service is in discussion with a number of other empty property owners and is working with 4 owners through the Vibrant & Viable Places Living Over The Shops (LOTS) Scheme. Confidence is high that the annual target of 30 homes returned to use will be met.

**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	9	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	A	G
IPH2M1 - Number of empty homes brought back into use		32 homes	30 homes	120 homes (cumulative)	18	A	G

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

Progress Status	Progress RAG	A	Outcome RAG	G
<ul style="list-style-type: none"> <li>▪ The Housing Access Team is operational and is providing advice to all applicants about their housing options. Previously, the team were receiving 30 applications a week and these were all registered (even where applicants had little or no points or were choosing areas with very few vacancies and very high demand). Customers now receive clear information about their choice of areas and can be assisted to explore other options that may be more suitable including the private rented sector and affordable housing.</li> <li>▪ The register has been developed and is ready for applicants to be transferred across. However, it is proposed that this transfer is managed over a period of time so that each applicant can be dealt with individually and offered a triage service over the phone or in person to ensure all the information collated for the new register is correct and applicants with low priority can be offered information, support and assistance to explore alternative options.</li> </ul>				
<p><b>Achievement will be measured through:</b></p>				
<ul style="list-style-type: none"> <li>▪ A county wide housing register and single allocations policy in place by Autumn 2014.</li> </ul>				
<p><b>Achievement Milestones for strategy and action plans:</b></p>				
<ul style="list-style-type: none"> <li>▪ A county wide housing register and single allocations policy in place by December 2014.</li> </ul>				

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

Progress Status	Progress RAG	R	Outcome RAG	A
<ul style="list-style-type: none"> <li>▪ The service is processing and assessing in excess of 700 candidate sites under consideration as part of the LDP process, this has resulted in slippage compared to the delivery agreement timetable.</li> </ul>				
<p><b>Achievement will be measured through:</b></p>				
<ul style="list-style-type: none"> <li>▪ In accordance with the timetable of the Delivery Agreement; by November 2014</li> </ul>				
<p><b>Achievement Milestones for strategy and action plans:</b></p>				
<ul style="list-style-type: none"> <li>▪ Agree the Local Development Plan's vision, objectives and options to accommodate growth in accordance with the delivery agreement by November 2014.</li> </ul>				

**Risk 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

**Risk 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	Target Date
(L)	(I)	(LxI)		(L)	(I)	(LxI)				(L)	(I)	(LxI)	
M	H	R	<p>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.</p> <p>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 has part of the procurement exercise and has been appointed with Cabinet approval</p>	L	H	A	<p>The objectives of the company will remain under review to ensure business viability.</p> <p>The successful developer will be appointed following a legally complaint OJEU tender process.</p>	Chief Officer – Community & Enterprise	↔	L	M	G	Jun 2015

**Risk 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	Target Date
(L)	(I)	(LxI)		(L)	(I)	(LxI)				(L)	(I)	(LxI)	
H	H	R	<p>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.</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>	L	H	A	<p>The council will continue to utilise these alternative delivery models to develop affordable housing.</p> <p>The process for the use of commuted sums for affordable housing will be formalised alongside a review and refresh of Local Planning Guidance (LPG) No. 9</p> <p>The evidence provided through the joint housing market assessment will be used to inform housing policy.</p>	Chief Officer: Community & Enterprise	↔	L	M	G	May 2015

**Risk 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	Target Date
(L)	(I)	(LxI)		(L)	(I)	(LxI)				(L)	(I)	(LxI)	
M	M	A	Evidence gathering and background studies currently being assessed to ascertain if any changes to the delivery agreement will be required to take on board any changes arising from Wales Planning Bill.	M	M	A	Production of a pre-deposit plan by the end of the year.	Chief Officer: Planning Strategy Manager	↑	L	L	G	TBC