

Flintshire Housing Strategy Action Plan – Summary (13th October 2020)

Background

The Flintshire Housing Strategy 2019-24 was adopted by the Council in 2019.

It has an accompanying action plan that sets out 3 priorities with associated actions and tasks:

- 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

Progress Report

The Action Plan has been reviewed and provides a snapshot to explain how the actions are being developed and work is evolving.

COVID-19 has had a significant impact since March 2020. Work and resources have been redirected to respond to immediate challenges e.g. homelessness, welfare and providing support to vulnerable people i.e. accommodation for rough sleepers/ food parcels/ delivery/ prescriptions/ accessing services.

Many staff have adapted to working remotely and have had to adjust to find new ways of working. This has resulted in some actions not being progressed as quickly as anticipated and some delays have occurred e.g. construction sector on hold during lockdown/ planning system backlog. However, the pandemic has also presented opportunities to work differently, utilise technology to enhance working relationships, keep in touch with residents via welfare calls. The Action Plan report demonstrates there has been significant progress, innovation and resourcefulness in a rapidly changing and uncertain situation that will produce positive outcomes for FCC residents and vulnerable people.

KEY PROGRESS:

- An estimated 155 homes to be completed by RSLs during 20/21
- Good range of intermediate rent/ purchase opportunities marketed through Tai Teg
- Increase in the numbers of new build 1 bed social rent properties
- Approx.168 units are anticipated during the PDP period, 7 schemes on reserve with the potential to deliver 314 units
- Holywell Extra Care due to open Spring 2021

- WG Phase 2 funding for homeless accommodation – 4 x 1 bed MMC units, bring back 10 empty homes back into use.
- Active SARTH Partnership that continues to collaborate, maximise allocations and make best use of stock
- All providers have made good progress with meeting the WHQS and have investment plans to reduce the number of acceptable fails

KEY AREAS FOR DEVELOPMENT:

- Increased use of MMC in new build developments and exploring opportunities for collaboration with RSLs on developments
- Specialist Housing Review – review of specialist housing register/ improving opportunities for specialist provision on new build schemes and within existing stock
- Housing for Older People – review of sheltered housing
- Improve engagement with private sector landlords – identify opportunities to work with them to increase housing for vulnerable people

Next Steps

Progress report is going to be presented to FCC Cabinet in November for review and feedback.

The Action Plan will be monitored and reviewed approx. every 6 months.