

**COMMUNITY, HOUSING AND ASSETS OVERVIEW AND SCRUTINY  
COMMITTEE**

<b>Date of Meeting</b>	Wednesday 20 January 2021
<b>Report Subject</b>	Strategic Housing and Regeneration Programme (SHARP), update report
<b>Cabinet Member</b>	Cabinet Member for Housing
<b>Report Author</b>	Chief Officer (Housing and Assets)
<b>Type of Report</b>	Strategic

**EXECUTIVE SUMMARY**

Purpose of this report is to update Cabinet on progress of the Council's SHARP housebuilding programme to date.

The report advises Cabinet on the number of Social, Affordable Rent and Shared Equity properties completed and proposed schemes.

The report also details changes in housing need and the rationale for reviewing and revising the tenure split of future properties to be delivered.

The report also advises the separate future delivery routes now being actively pursued by the Council and NEW Homes including the acquisition of Section 106 properties, Design and Build Packages and the availability of the Housing Construction North and Mid-Wales Framework Agreement.

**RECOMMENDATIONS**

1	To note progress with the SHARP to date;
2	To support the use of the detail delivery routes to deliver new social and affordable rent homes including the Housing Construction North and Mid-Wales Framework Agreement.
3	Support the re-allocation of annual budget of £121K budget for scheme investigation and feasibility works from SHARP to support new delivery routes.

## REPORT DETAILS

1.00	<b>BACKGROUND STRATEGIC HOUSING AND REGENERATION PROGRAMME (SHARP), UPDATE REPORT</b>																								
1.01	The Welsh Government's 'Prosperity for All: the national strategy' recognises that the bedrock of living well is a good quality affordable home and the role which housing plays across Wales has never been so vital. In recent times, both the Council and stakeholder partners have stepped in to address the impact of many families struggling to afford food during lockdown the devastation caused by repeat flooding and of course, the enormous impact of the COVID-19 outbreak. All of this work has taken place while continuing with the ever-present challenges of delivering social and affordable housing, high quality care and support services and activity to, or regenerate local communities.																								
1.02	Flintshire was one of the first local authorities in Wales to re-commence building social and affordable housing through its Strategic Housing And Regeneration programme (SHARP) with the aim of delivering up to 500 new Council Social Rented (303) and Affordable Rented (197) properties over a five year period, along with a number of broader economic and regeneration strategic priorities. The Council is working with Wales Construction under a strategic partnership relationship as defined within the Overarching Agreement for the SHARP dated 29 <sup>th</sup> April 2016.																								
1.03	<b>Current Position SHARP</b>																								
1.04	<p>The table below summarises the current position with the SHARP.</p> <table border="1" data-bbox="320 1234 1195 2101"> <thead> <tr> <th colspan="2" data-bbox="320 1234 1195 1312"></th> </tr> <tr> <th colspan="2" data-bbox="320 1312 1195 1375"><b>SHARP Property Numbers as at 11<sup>th</sup> November 2020</b></th> </tr> </thead> <tbody> <tr> <td data-bbox="320 1375 991 1480">Completed Housing Revenue Account (HRA) Social Rent</td> <td data-bbox="991 1375 1195 1480">141</td> </tr> <tr> <td data-bbox="320 1480 991 1543">Completed NEW Homes (Affordable Rent)</td> <td data-bbox="991 1480 1195 1543">83</td> </tr> <tr> <td data-bbox="320 1543 991 1606">Completed Private Sales</td> <td data-bbox="991 1543 1195 1606">26</td> </tr> <tr> <td data-bbox="320 1606 991 1711">On-Site Low Cost Home Ownership (Shared Equity)</td> <td data-bbox="991 1606 1195 1711">22</td> </tr> <tr> <td data-bbox="320 1711 991 1774">On-Site Housing Revenue Account (HRA)</td> <td data-bbox="991 1711 1195 1774">8</td> </tr> <tr> <td data-bbox="320 1774 991 1836">On-Site NEW Homes (Affordable Rent)</td> <td data-bbox="991 1774 1195 1836">10</td> </tr> <tr> <td data-bbox="320 1836 991 1899">On-Site Private Sales</td> <td data-bbox="991 1836 1195 1899">86</td> </tr> <tr> <td data-bbox="320 1899 991 1962">Cabinet Approved</td> <td data-bbox="991 1899 1195 1962">41</td> </tr> <tr> <td data-bbox="320 1962 991 2024">Awaiting Cabinet Approval</td> <td data-bbox="991 1962 1195 2024">30</td> </tr> <tr> <td data-bbox="320 2024 991 2101"><b>Total</b></td> <td data-bbox="991 2024 1195 2101"><b>447</b></td> </tr> </tbody> </table>			<b>SHARP Property Numbers as at 11<sup>th</sup> November 2020</b>		Completed Housing Revenue Account (HRA) Social Rent	141	Completed NEW Homes (Affordable Rent)	83	Completed Private Sales	26	On-Site Low Cost Home Ownership (Shared Equity)	22	On-Site Housing Revenue Account (HRA)	8	On-Site NEW Homes (Affordable Rent)	10	On-Site Private Sales	86	Cabinet Approved	41	Awaiting Cabinet Approval	30	<b>Total</b>	<b>447</b>
<b>SHARP Property Numbers as at 11<sup>th</sup> November 2020</b>																									
Completed Housing Revenue Account (HRA) Social Rent	141																								
Completed NEW Homes (Affordable Rent)	83																								
Completed Private Sales	26																								
On-Site Low Cost Home Ownership (Shared Equity)	22																								
On-Site Housing Revenue Account (HRA)	8																								
On-Site NEW Homes (Affordable Rent)	10																								
On-Site Private Sales	86																								
Cabinet Approved	41																								
Awaiting Cabinet Approval	30																								
<b>Total</b>	<b>447</b>																								

1.05	These schemes will be the final schemes which the existing arrangements allow through the Overarching Agreement with Wates which comes to an end in April 2021.														
1.06	<b>Homes delivered outside of the SHARP</b>														
1.07	<p>In addition to the SHARP, both the Council and NEW Homes have delivered a further 148 social (9) and affordable (139) homes have also been approved or delivered. These have been delivered by North East Wales Homes as detailed below.</p> <table border="1" data-bbox="320 577 1193 1267"> <thead> <tr> <th colspan="2" data-bbox="320 577 1193 678"><b>Non-SHARP Property Numbers as at 11<sup>th</sup> November 2020 (Completions)</b></th> </tr> </thead> <tbody> <tr> <td data-bbox="320 678 874 779">Housing Revenue Account (HRA) Social Rent “Gifted” properties</td> <td data-bbox="874 678 1193 779">4</td> </tr> <tr> <td data-bbox="320 779 874 880">Housing Revenue Account (HRA) Purchase of Right-to-Buy Properties</td> <td data-bbox="874 779 1193 880">5</td> </tr> <tr> <td data-bbox="320 880 874 981">Completed NEW Homes (Affordable Rent) Section 106 “Gifted” properties</td> <td data-bbox="874 880 1193 981">61</td> </tr> <tr> <td data-bbox="320 981 874 1126">Completed NEW Homes (Affordable Rent) Section 106 “Purchase” properties</td> <td data-bbox="874 981 1193 1126">15</td> </tr> <tr> <td data-bbox="320 1126 874 1193">NEW Homes Board Approved</td> <td data-bbox="874 1126 1193 1193">63</td> </tr> <tr> <td data-bbox="320 1193 874 1267"><b>Total</b></td> <td data-bbox="874 1193 1193 1267"><b>148</b></td> </tr> </tbody> </table>	<b>Non-SHARP Property Numbers as at 11<sup>th</sup> November 2020 (Completions)</b>		Housing Revenue Account (HRA) Social Rent “Gifted” properties	4	Housing Revenue Account (HRA) Purchase of Right-to-Buy Properties	5	Completed NEW Homes (Affordable Rent) Section 106 “Gifted” properties	61	Completed NEW Homes (Affordable Rent) Section 106 “Purchase” properties	15	NEW Homes Board Approved	63	<b>Total</b>	<b>148</b>
<b>Non-SHARP Property Numbers as at 11<sup>th</sup> November 2020 (Completions)</b>															
Housing Revenue Account (HRA) Social Rent “Gifted” properties	4														
Housing Revenue Account (HRA) Purchase of Right-to-Buy Properties	5														
Completed NEW Homes (Affordable Rent) Section 106 “Gifted” properties	61														
Completed NEW Homes (Affordable Rent) Section 106 “Purchase” properties	15														
NEW Homes Board Approved	63														
<b>Total</b>	<b>148</b>														
1.08	<b>Section 106 Gifted</b>														
1.09	These properties are transferred to NEW Homes as “unencumbered assets” and have been an important source of growth for the company during its formative years and has helped it reach a total of 159 properties. The positive working relationship which has evolved between the Council, NEW Homes and construction partners through the development of this product has facilitated the rapid delivery of a high quality product in communities where the availability of Affordable Rent properties has enabled local people to remain within their community.														
1.10	NEW Homes currently has 61 Section 106 Gifted units and are anticipating to receive a further 12 homes from developers meeting their affordable housing provision obligations through Section 106 Agreements.														
1.11	Four new bungalows have also been gifted to the Council HRA at Pen Pentre, Sychdyn as part of a developers Section 106 affordable housing contribution. Tenants moved into these properties in August 2020.														

1.12	<b>Section 106 Purchase</b>
1.13	NEW Homes has built on the positive relationship it has developed with local contractors by purchasing Section 106 units. These require minimum resource and are bought at a maximum of 70% of the open market value of the properties. To date, 15 units have been purchased using this approach with the purchase of 4 properties at Northop Hall approved by NEW homes Board in October 2020.
1.14	<b>Buy Back of Former Right to Buy Properties</b>
1.15	In addition to NEW Homes, the Council's Housing Revenue Account has also purchased 5 former Right to Buy properties. The purchase of Section 106 properties by the HRA is now also being actively pursued.
1.16	<b>Package Deals with housing associations and private developers</b>
1.17	All of the schemes developed through the SHARP have been undertaken using the Council's own land. However, following the findings of the "Independent Review of Affordable Housing Delivery" which was published in April 2019, the Welsh Government is encouraging local authorities and housing associations (HAs) to work collaboratively by sharing skills, capacity and resources to deliver schemes, including "Design and Package Deals". These require less resource as the developer will provide the upfront finance and expertise and bring the scheme through the planning process – from scheme inception through to delivery on site.
1.18	NEW Homes Board has approved the delivery of 47 properties to be delivered through package deals.
1.19	If the total number of properties for both the SHARP and NON-SHARP schemes are combined, a total of 565 (SHARP 447 + NON-SHARP 118 = 565).
1.20	<b>Future Council aspirations for affordable house building in Flintshire</b>
1.21	The legislative changes and policy developments which have taken place in Wales during recent years have bought a real base to deliver radical changes to some of our societal, economic and environmental challenges. In light of these policy changes over the past five years and the imminent end of the SHARP contract, it is timely that the Council and North East Wales Homes have both been actively developing and utilising alternative delivery arrangements to realise the Welsh Government's ambitions for housing providers to build at " <i>pace and scale</i> " to meet increasing demand.

1.22	<b>Current Housing Need in Flintshire</b>
1.23	<b>SARTH Housing Register</b>
1.24	<p>As at August 2020, there are approx.1900 households on the social housing register (SARTH) of which:</p> <ul style="list-style-type: none"> <li>• Approx. 150 households in band 1 (highest priority need) for social housing;</li> <li>• the majority of applicants on the register, approximately 1090 require 1 bedroom accommodation, with 542 requiring 2 bedroom accommodation; and</li> <li>• over 500 applicants require ground floor accommodation.</li> </ul> <p>The highest demand areas are Flint, Mold and Mynydd Isa, Buckley, Connah's Quay, Queensferry and Shotton.</p>
1.25	<b>Tai Teg Affordable Housing Register</b>
1.26	<p>Tai Teg advertises properties as they become available for purchase/ rent. Individuals apply for these properties through Tai Teg and are assessed based on an eligibility criteria.</p> <p>There are currently 120 applicants registered for purchase in Flintshire and 216 applicants registered for rent.</p> <p>The highest demand areas for rent and purchase are Buckley, Mold and Mynydd Isa, Connah's Quay.</p> <p>The majority of applicants require 2 and 3 bed houses.</p> <p>The Council held a publicity campaign (using press release and Twitter) during September to promote the Tai Teg register and raise awareness about affordable housing opportunities.</p>
1.27	<b>Specialist Housing Register</b>
1.28	<p>There are 54 households on the Specialist Housing register. Of these households, 47 applicants require an adapted property e.g. wheelchair accessible/ level access. A further 7 applicants need a large family house (i.e. 4 bed plus).</p> <p>Housing Strategy is working with social services and housing allocations to enhance collaborative working and improve the housing opportunities within the new build programme for different cohorts of people who have specific housing need e.g. care leavers, people with learning difficulties, adaptations etc.</p>

1.29	<b>Housing Revenue Account (HRA) Business Plan</b>
1.30	The Council's HRA business Plan has a prudent target of 50 new social units per year based upon the existing funding regime which is self-financed by the Council. All of the units delivered to date have been delivered without the availability of Welsh Government capital grant.
1.31	<p>However, it is likely as part of its review of affordable housing in Wales, capital funding may become available to local authorities in Wales to develop new social and affordable housing which is additional to what is currently projected in the Council's Business Plan. Whilst further detail is being awaited from Welsh Government, local authorities are being encouraged to develop plans for new housing schemes in readiness for any new capital funding regime.</p> <p>Initial indications are that new build properties should be at zero net carbon (EPC A) to be able to access Welsh Government grant.</p>
1.32	<b>Welsh Government Land Release Fund (LRF)</b>
1.33	<p>In December 2020 Welsh Government invited funding bids for its Land Release Fund Programme. The purpose of the funding is to help local authorities and Registered Providers bring forward "stalled" sites for residential use (Pre Construction Activity).</p> <p>Two Bids totalling <b>£ 213.5k</b> were submitted for two sites in Connah's Quay at Glynne Street (£48 k) and Ffordd Llanarth (£ 165.5k). One of the main conditions being that the works are to be completed by 31<sup>st</sup> March 2021.</p> <p>The purpose of the funding is to bring together a Project Design Team to oversee the development of two inter-dependent schemes intended to:-</p> <ul style="list-style-type: none"> <li>• Bring forward stalled sites utilising Modern Methods of Construction (MMC);</li> <li>• Develop homes that are certified as Passivhaus and adopt Active Building design principles;</li> <li>• Maximise positive impact on the local economy by using local contractors for example through the North Wales Construction Framework;</li> <li>• Integrate renewable energy generation and storage technologies;</li> <li>• Undertake enhanced energy modelling throughout the design process</li> <li>• Adopt an enhanced data based approach to building monitoring and control</li> <li>• Ensure integration of electric vehicles such as cars, bicycles and buses</li> </ul> <p>If successful, the funding from the Land Release Fund will be used to bring forward these two challenging sites for the provision of a projected 30 new social and affordable housing on existing Council owned land in Connah's Quay.</p>

1.34	<b>North East Wales Homes Development Strategy</b>
1.35	<p>NEW Homes growth strategy therefore will focus on building 50 units a year through the following streams.</p> <ul style="list-style-type: none"> <li>• Gifted S106 units</li> <li>• Developer S106 purchase</li> <li>• Land and build package deals</li> <li>• Partnership sites with the Council.</li> </ul>
1.36	<p>In the absence of any Welsh Government capital subsidy, NEW Homes growth strategy has been partly funded through the availability of commuted sums and shared equity monies which the Council has received through the delivery of new market sales schemes. Whilst approximately £600K has been allocated to future schemes by NEW Homes, there is no guarantee further sums on this scale will be available in the future to maintain the current pace and scale of new developments. In this instance, the availability of Welsh Government capital grant is essential to maintain the progress which the company has made has been made in recent years.</p>
1.37	<b>Self-Build</b>
1.38	<p>Self-Build Wales is delivered on behalf of the Welsh Government by the Development Bank of Wales. WG views self-build as a complementary approach to housebuilding and they would like to see all Local Authorities offer the scheme as it can provide a meaningful contribution to housing supply.</p> <p>Self-Build Wales seeks to encourage individuals, families or communities to build their own homes and provides an alternative route into home ownership. The scheme aims to remove developer profits and provides the opportunity to build a home that is tailored to needs, lifestyle and at a more affordable budget. Homes will be sustainable, high quality and with good design, built using local labour and materials, keeping expenditure in Wales.</p> <p>The financial model is administered by the Development Bank of Wales to help provide a loan to purchase the plot and complete the construction of the house. This is repaid when the house is complete the individual can then mortgage the property.</p> <p>Local Authorities, Housing Associations and private land owners can contribute land to the scheme and provide build ready 'plots' (with services and planning permission in place). The plots are made available for people to purchase at open market value. Once purchased the individual is supported through the Development Bank to complete the construction process. The Council can define an eligibility criteria for those wishing to purchase e.g. local connection/ key workers etc. Individuals apply for the scheme and plots through the Self Build Wales website.</p>

	<p>The Council is exploring opportunities to provide a small number of self-build plots within an existing development to trial the scheme.</p> <p>More information can be found at: <a href="https://selfbuild.wales/">https://selfbuild.wales/</a></p>
1.39	<b>Housing Construction North and Mid-Wales Framework Agreement</b>
1.40	<p>In addition to the delivery streams outlined earlier in this report, a further strategic development designed to promote greater partnership working through local and regional procurement frameworks, to support local supply chains has seen the establishment of the Housing Construction North And Mid-Wales Framework Agreement. This framework has been established by the Welsh Procurement Alliance (WPA) who were asked by all North and Mid-Wales local authorities and zoned housing associations across the region for assistance to make the procurement of new-build housing developments more efficient and in compliance with public sector procurement rules.</p>
1.41	<p>A core principle was the need to encourage as many local contractors to bid to be on the framework as possible. The framework needed to:</p> <ul style="list-style-type: none"> <li>• ensure compliance with public sector procurement rules</li> <li>• provide a quick and easy procurement process</li> <li>• allow for early engagement with local contractors</li> <li>• deliver value for money offer measurable community benefits</li> <li>• Maintain the quality of the developments.</li> </ul> <p>At the same time the solutions offered by the framework needed to:</p> <ul style="list-style-type: none"> <li>• be mindful of energy efficiency and the decarbonisation agenda</li> <li>• take into account the Wellbeing of Future Generations Act 201</li> <li>• provide a collaborative approach with shared expertise and resources</li> </ul>
1.42	<b>Framework and Specification</b>
1.43	<p>The framework will be used for the building of all types of housing, including bungalows, flats and apartments, care homes and sheltered and shared accommodation, covering all forms of tenure.</p>
1.44	<p>It also provides for the delivery of associated community buildings to residential developments (such as hubs and sporting facilities e.g. meeting places, health and care centres, recreational facilities and libraries) plus, any associated commercial facilities such as car parks and retail units. However, whilst scope for this associated development is included, bidders were not substantively evaluated on this aspect of development, and clients seeking to commission such developments (permissible only as incidental to a residential scheme) will be advised to carry out a mini competition. Capability to compete such developments was also not criteria for selection.</p>

1.45	<p>The framework is split into four work streams across different geographical areas.</p> <ul style="list-style-type: none"> <li>• Projects of up to 5 units on single or multiple sites</li> <li>• Projects of 6 to 15 units on single or multiple sites</li> <li>• Projects of 16 to 49 units on single or multiple sites</li> <li>• Projects of 50+ units on single or multiple sites.</li> </ul>
1.46	<b>Modern Methods of Construction (MMC)Offsite solutions</b>
1.47	<p>The tenderer's contracting package may include an offsite system and works offered shall satisfy the performance requirements set out in the framework specification (Section DD3). Where an Appointed Company proposes to use an offsite system for use in the construction of buildings under the framework, they shall provide full details of the proposed suppliers. The construction of the system shall be in accordance with the relevant manufacturer's instructions using an appropriately trained or qualified workforce.</p>
1.48	<b>Standards</b>
1.49	<p>All housing for Wales shall meet the Welsh Government's Development Quality Requirements (DQR). The requirements of the DQR shall take precedent over the general specification provided with the ITT where relevant and shall be considered when pricing works under the framework. Any future call-offs must be in line with the DQR or subsequent requirements set by the Welsh Government following its current consultation process. The products and services offered shall be capable of complying, as a minimum, with all relevant British, European and International standards, 'or equivalent'.</p>
1.50	<b>Procurement and Project Support</b>
1.51	<p>WPA are able to provide procurement advice and technical support relating to project requirements and can assist at various stages from inception to completion, including;</p> <ul style="list-style-type: none"> <li>• Aggregation of demand especially regarding offsite construction</li> <li>• Project specifications, adhering to regulations and standards</li> <li>• Planning and Building Regulations advice including self-certification schemes</li> <li>• Independent evaluation of tenders as part of your client team</li> <li>• Post-tender mathematical checks to ensure price validity</li> <li>• Price validations, verifying prices against framework rates</li> <li>• Attendance at prestart meetings and subsequent project monitoring</li> <li>• Interventions should contractors not perform</li> </ul>

1.52	<b>Community Benefits</b>
1.53	The tender process included evaluation of suppliers in relation to general corporate, social responsibilities, delivery of community benefit projects and social value initiatives. WPA also encourage our clients to include project-specific community benefits initiatives in their call-off contracts. As a not for profit organisation, WPA intends to re-invest any surplus income generated through its procurement activity to support community benefits projects and social value initiatives in the local communities we serve.
1.54	<b>Scheme investigation and feasibility Works</b>
1.55	The Council currently has an annual budget of £121K allocated for scheme investigation and feasibility for schemes in the SHARP. As these works have now been undertaken for all of the schemes in the SHARP pipeline, it is proposed that this budget is now used to assist bringing forward new schemes using the Housing Construction North and Mid-Wales Framework Agreement.

<b>2.00</b>	<b>RESOURCE IMPLICATIONS</b>
2.01	At Spring Budget 2020, the Government announced a new, discounted rate of Public Works Loan Board (PWLB) lending to support social housing in England, Scotland and Wales, this new rate is available to any local authority with an HRA for loans that will finance expenditure within that account. The value of this discount is 100 basis points (1.00%) below the rate at which the local authority currently borrows from PWLB. The Council is only able to access this rate if it ensures this borrowing is solely used as funding within the HRA.
2.02	Given the above development and the imminent announcement of capital grant funding becoming available for social and affordable new build housing programmes, both the HRA Business Plan and NEW homes Growth Strategy will be reviewed to reflect the emerging financial position and funding arrangements.

<b>3.00</b>	<b>IMPACT ASSESSMENT AND RISK MANAGEMENT</b>
3.01	<p>The key risks are:</p> <ol style="list-style-type: none"> <li>1. Not meeting local affordable housing need - The provision of affordable housing ensures that all of the county's residents have a greater opportunity access their own home. If we do not meet this need, homelessness will increase impacting on the Council's budget.</li> <li>2. Not maximising the impact of commuted sum income in addressing the affordable housing shortage in Flintshire – the Council has its own delivery targets to ensure efficient delivery of affordable housing in areas of greatest need.</li> </ol>

	<p>3. The environmental impact - This is considered and mitigated during the construction phase. All affordable homes built will meet modern standards for sustainability and energy efficiency and the Flintshire Housing Standard.</p>														
3.02	<p>All housing schemes delivered through the SHARP are considered and approved by Cabinet. Oversight and monitoring of the SHARP is done through the Housing and Regeneration Programme Board.</p> <p>All schemes are financially assessed to ensure they meet agreed financial parameters for additional borrowing in the HRA and NEWH.</p> <p>WG are also working in partnership with all Councils with HRA stock to ensure borrowing prudential indicators are monitored with their business plans to ensure sustainability of borrowing in the HRA.</p>														
3.03	<p><b>Ways of Working (Sustainable Development) Principles Impact</b></p> <table border="1" data-bbox="320 797 1382 1574"> <tr> <td data-bbox="320 797 743 909"><b>Long-term</b></td> <td data-bbox="743 797 1382 909">Positive - more affordable homes will be provided in the right location.</td> </tr> <tr> <td data-bbox="320 909 743 1093"><b>Prevention</b></td> <td data-bbox="743 909 1382 1093">Preventing - preventing people becoming homeless through ensuring there is relevant services and accommodation available.</td> </tr> <tr> <td data-bbox="320 1093 743 1238"><b>Integration</b></td> <td data-bbox="743 1093 1382 1238">Positive – the delivery of a range of affordable homes will contribute to Integration within communities.</td> </tr> <tr> <td data-bbox="320 1238 743 1422"><b>Collaboration</b></td> <td data-bbox="743 1238 1382 1422">Positive – the proposed financial arrangements will facilitate greater collaboration between the Council and the local communities which it serves.</td> </tr> <tr> <td data-bbox="320 1422 743 1574"><b>Involvement</b></td> <td data-bbox="743 1422 1382 1574">Positive - the Council has consulted extensively with the local community on the proposed scheme.</td> </tr> </table> <p><b>Well-being Goals Impact</b></p> <table border="1" data-bbox="320 1720 1382 2096"> <tr> <td data-bbox="320 1720 743 2018">Prosperous Wales</td> <td data-bbox="743 1720 1382 2018">Providing good quality affordable homes, aiming for low / zero carbon. Also ensuring the homes are in the place that people need them and will meet their housing needs. Maximising local employment and training opportunities for local people.</td> </tr> <tr> <td data-bbox="320 2018 743 2096">Resilient Wales</td> <td data-bbox="743 2018 1382 2096">Positive - Developing low / zero carbon homes though adopting modern methods</td> </tr> </table>	<b>Long-term</b>	Positive - more affordable homes will be provided in the right location.	<b>Prevention</b>	Preventing - preventing people becoming homeless through ensuring there is relevant services and accommodation available.	<b>Integration</b>	Positive – the delivery of a range of affordable homes will contribute to Integration within communities.	<b>Collaboration</b>	Positive – the proposed financial arrangements will facilitate greater collaboration between the Council and the local communities which it serves.	<b>Involvement</b>	Positive - the Council has consulted extensively with the local community on the proposed scheme.	Prosperous Wales	Providing good quality affordable homes, aiming for low / zero carbon. Also ensuring the homes are in the place that people need them and will meet their housing needs. Maximising local employment and training opportunities for local people.	Resilient Wales	Positive - Developing low / zero carbon homes though adopting modern methods
<b>Long-term</b>	Positive - more affordable homes will be provided in the right location.														
<b>Prevention</b>	Preventing - preventing people becoming homeless through ensuring there is relevant services and accommodation available.														
<b>Integration</b>	Positive – the delivery of a range of affordable homes will contribute to Integration within communities.														
<b>Collaboration</b>	Positive – the proposed financial arrangements will facilitate greater collaboration between the Council and the local communities which it serves.														
<b>Involvement</b>	Positive - the Council has consulted extensively with the local community on the proposed scheme.														
Prosperous Wales	Providing good quality affordable homes, aiming for low / zero carbon. Also ensuring the homes are in the place that people need them and will meet their housing needs. Maximising local employment and training opportunities for local people.														
Resilient Wales	Positive - Developing low / zero carbon homes though adopting modern methods														

		of construction and other relevant technologies.
	Healthier Wales	Positive - Ensuring our homes are fit for purpose and will enable people to stay in their home for longer, and ensuring we have homes that meet the needs of all people in our society including those who are most vulnerable supporting their wellbeing.
	More equal Wales	Positive - Providing good quality and decent homes for the most vulnerable people in society including temporary, single household, adapted etc.
	Cohesive Wales	Positive - Contributing to attractive, viable, safe and well-connected communities through promoting good design and collaborative delivery.
	Vibrant Wales	Positive - Ensuring our communities are diverse through good communication of housing opportunities and support.
	Globally responsible Wales	Positive - The outcomes of the strategy will contribute to improving the economic, social, environmental and cultural wellbeing of Wales.

<b>4.00</b>	<b>CONSULTATIONS REQUIRED/CARRIED OUT</b>
4.01	None required as part of this report.

<b>5.00</b>	<b>APPENDICES</b>
5.01	None.

<b>6.00</b>	<b>LIST OF ACCESSIBLE BACKGROUND DOCUMENTS</b>
6.01	<p>The North &amp; Mid Wales framework information is at:</p> <p><a href="https://welshprocurement.cymru/frameworks/housing-construction-north-and-mid-wales/">https://welshprocurement.cymru/frameworks/housing-construction-north-and-mid-wales/</a></p> <p>Link to Welsh government's Sell to Wales website is at:</p> <p><a href="https://selfbuild.wales/">https://selfbuild.wales/</a></p>

<b>7.00</b>	<b>CONTACT OFFICER DETAILS</b>
7.01	<p><b>Contact Officer:</b> Melville Evans, Housing Programmes Manager  <b>Telephone:</b> 01352 701436  <b>E-mail:</b> <a href="mailto:Melville.evans@flintshire.gov.uk">Melville.evans@flintshire.gov.uk</a></p>

<b>8.00</b>	<b>GLOSSARY OF TERMS</b>
8.01	<p><b>Strategic Housing And Regeneration Programme (SHARP)</b> – Flintshire County Council House Building Programme which will build 500 new homes (303 Council) and 197 (affordable).</p> <p><b>Welsh Housing Quality Standard (WHQS)</b> - Flintshire County Council will be spending £111 million over six years on a major refurbishment and maintenance programme of works bring its 7,200 Council homes up to the Welsh Government’s Welsh Housing Quality Standard (WHQS) new properties across the Council during the next five years.</p> <p><b>Standard Development Scheme Assumptions</b> - agreed allowances for voids; maintenance costs; rental income levels (including CPI etc.) and will be used to assess all potential future development schemes to determine Scheme feasibility and viability.</p>