

CABINET

Date of Meeting	Tuesday, 16 th November 2021
Report Subject	Flintshire Housing Need Prospectus
Cabinet Member	Cabinet Member for Housing
Report Author	Chief Executive
Type of Report	Strategic

EXECUTIVE SUMMARY

To provide an overview of the Welsh Government requirement for Local Authorities to produce a Housing Need Prospectus that will inform the Social Housing Grant Programme.

RECOMMENDATIONS

1	That Cabinet note the content of the Flintshire Housing Need Prospectus and provide any feedback or comments for consideration.
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REPORT DETAILS

1.00	EXPLAINING THE HOUSING NEED PROSPECTUS
1.01	This year the Welsh Government (WG) have requested that each Local Authority (LA) develops a Housing Need Prospectus.
1.02	The aim of the prospectus is to inform affordable housing delivery, shape the Social Housing Grant (SHG) programme by setting out what the LA priorities are and provide a guide about what type of housing is needed and in what locations.
1.03	The WG allocates SHG to the LA based on a pro-rata amount of the all Wales allocation. For 2021/ 22, WG has advised that the Flintshire County Council (FCC) allocation is £10,236,642, a substantial increase on the 2020/ 21 allocation (£5.2m allocated last year).
1.04	WG is currently setting budgets for the next four years. However, the WG Housing Funding Team is anticipating a similar allocation of SHG for 2022/23.
1.05	To access SHG, housing providers (e.g. Registered Social Landlords/ FCC) apply to FCC's Housing Strategy team and WG to request support for funding.
1.06	It is intended that housing providers will refer to the prospectus when they are progressing new affordable housing development sites so they can plan to deliver schemes that better meet the LA priorities and the housing need for the area.
1.07	WG will refer to the prospectus when they are scrutinising SHG applications.
1.08	The draft Flintshire Housing Need Prospectus has been written in collaboration with Social Services, the Homelessness team and Planning and reflects the Council's current demands on services and the ambitions set out in the Flintshire Housing Strategy 2019-24.
1.09	It is intended the prospectus will be refreshed annually and will be an evolving document that can flex as the Council's housing priorities and needs change.
1.10	WG required the prospectus to be submitted by 6 th August and the draft Flintshire prospectus was provided to meet this deadline subject to internal approval by COT/ Informal Cabinet.
1.11	A previous version of the draft prospectus was circulated to Chief Officers via email on 11 th August 2021 and the prospectus has been amended to reflect comments that were made.

2.00	RESOURCE IMPLICATIONS
2.01	The Flintshire Housing Need Prospectus is a guidance document. There are no revenue, capital or human resource implications.

3.00	IMPACT ASSESSMENT AND RISK MANAGEMENT	
3.01	Key Risks are: 1. The requirement for LA's to develop a Housing Need Prospectus has been imposed by WG. If the LA does not submit this document, future affordable housing schemes that receive SHG support may not meet LA priorities or housing need.	
3.02	Ways of Working (Sustainable Development) Principles Impact	
	Long-term	Positive - more affordable homes will be provided in the right location.
	Prevention	Preventing - preventing people becoming homeless by developing accommodation to meet Local Authority priorities.
	Integration	Positive – the delivery of a range of affordable homes will contribute to integration within communities
	Collaboration	Positive – the SHG programme is delivered in partnership with RSLs and WG.
	Involvement	Positive - the SHG programme involves a range of stakeholders to enable its delivery.
	Well-being Goals Impact	
	Prosperous Wales	Positive - ensuring the right homes are built and in the right places.
	Resilient Wales	Positive - new homes are built to a good quality and built to high environmental standards as required by WG as part of the SHG process.
	Healthier Wales	Positive - Ensuring homes meet the needs of all people in our society including those

		who are most vulnerable supporting their well-being.
	More equal Wales	Positive - Providing good quality and decent homes for vulnerable people including homeless accommodation, single household, specially adapted homes 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 by developing a range of property types and tenures based on housing need and LA priorities.
	Globally responsible Wales	Positive – The prospectus will inform newbuild developments that will contribute to improving the economic, social, environmental and cultural well-being of Wales.

4.00	CONSULTATIONS REQUIRED/CARRIED OUT
4.01	The prospectus has been circulated within the Council as advised in 1.08 and 1.11.
4.02	The report was presented to the Community, Housing and Assets Overview and Scrutiny Committee, who were supportive.

5.00	APPENDICES
5.01	Appendix 1 – Proposed Flintshire Housing Need Prospectus Appendix 2 – Local Authority Prospectus – Welsh Government guidance

6.00	LIST OF ACCESSIBLE BACKGROUND DOCUMENTS
6.01	Integrated Impact Assessment.

7.00	CONTACT OFFICER DETAILS
7.01	<p>Contact Officer: Sarah Faire, Housing Strategy Manager Telephone: 07788389661 E-mail: : sarah.faire@flintshire.gov.uk</p>

8.00	GLOSSARY OF TERMS
8.01	<p>Social Housing Grant – Welsh Government funding that may be available to housing associations and developing Local Authorities. It is to help fund new affordable housing e.g. for social rent. To qualify for grant homes must comply with Welsh Government Development Quality Requirements (WDQR).</p>