

## Local Housing Strategy Action Plan Progress Report October 2020

### Priority 1: Increase supply to provide the right type of homes in the right location

Output	Timescale	Lead organisation/s	Progress
<p>To meet the annual shortfall of 228 affordable housing as identified in the Local Housing Market Assessment (LHMA) 2019 by delivering the following tenures:</p> <ul style="list-style-type: none"> <li>(i) To increase the number of new social rent properties (RSL or Council) by 86 per annum</li> <li>(ii) To increase the number of intermediate rent properties (NEW Homes or RSLs) by 57 per annum</li> <li>(iii) To increase the number of intermediate ownership properties (through s106 provision or RSLs) by 95 per annum</li> </ul>	Annual	Flintshire County Council and RSL Partners	<p>Up until 31<sup>st</sup> July 2020, 238 homes (comprising 159 social and 79 affordable) had been completed and handed over to new tenants. A further 125 homes have approval and are on site.</p> <p>This includes proposed schemes at Nant y Gro, Gronant and Ffordd Hiraethog and Ffordd Pandarus, Mostyn which will deliver a further 71 social rent units. In addition, sites at the former Canton Depot, Bagillt are also currently being appraised. Combined these site could deliver a potential further 121 units.</p> <p><u>Intermediate Ownership</u></p> <p><u>Tai Teg Sales/ Res-sales Shared Equity (purchase)</u> 19/20 – 28 1/4/20 to date – 10</p>

			<p><u>Tai Teg Rent to Own</u>  19/20 – 7  1/4/20 to date – 4</p> <p>(Tai Teg manage the application process and advertise FCC's newbuild and resale affordable housing ownership properties as they become available).</p>
Deliver 5% (10) new build properties per annum to meet demand specialist provision	Annual	Flintshire County Council and RSL Partners	<p><u>Number of new build units to meet specialist provision 19/20</u>  RSL – 1  SHARP - 5</p> <p><u>Number of new build units to meet specialist provision 20/21 (estimate)</u>  RSL – 5  SHARP – 4</p>
Deliver 20 major adaptations on existing properties per annum (all tenures)	Annual	Flintshire County Council and RSL Partners	19/20 - 7 large adaptations 1/4/20 to date – work on hold due Covid 19
Increase the percentage of one bedroom social rented properties by 20% (16) per year of all new build social rented properties	Annual	Flintshire County Council and RSL Partners	<p><u>Number of one bedroom social rent properties complete 19/20</u>  RSL – 10  SHARP –15  Total - 25</p>

			<p><u>Number of one bedroom social rent properties complete 20/21 (estimate)</u>  RSL – 26  SHARP – 11  Total - 37</p>
Reduce the number of empty properties by 10% (50) over the lifetime of the strategy	March 2025	Flintshire County Council	<p>With the help of Houses into Home loans and tracking down existing owners and assisting in any way possible we have brought back 26 units into use:</p> <p>2019/20 – 19 properties  2020/21 – 7 properties to date</p> <p>The Housing and Prevention Service have developed a Phase 2 Plan to support the homelessness response to the Covid 19 pandemic. There is a clear focus on accessing empty homes to increase housing options for rough sleepers. Funding has been secured to bring 10 empty homes back into use during 20/21.</p>

<b>Priority 1.1 To increase the supply of all types and tenures of affordable housing through new build developments</b>		
<b>Action</b>	<b>Task</b>	<b>Progress</b>
The RSL Welsh Government Social Housing Grant programme	<ul style="list-style-type: none"> <li>Increasing development capacity in Flintshire through zoning additional Housing Associations.</li> <li>Ensuring maximum number of properties delivered using the available funding.</li> <li>Ensuring a robust reserve list of schemes.</li> <li>Ensuring the type and tenure meets local housing needs, primarily social rent properties, informed by the Council's Housing Strategy Team.</li> </ul>	<p>It is anticipated that Registered Social Landlords will complete 155 units during 20/21.</p> <p>The Programme Delivery Plan (PDP) has been approved by WG for 20/21, the full SHG allocation has been used and is oversubscribed. The PDP should deliver approx.168 units during the PDP period. There are 7 schemes on the reserve list with the potential to deliver 314 units (subject to availability of funding/ planning approvals). FCC and partner RSLs are seeking to maximise opportunities for WG funding and delivering a range of property types and tenures including social rent, intermediate rent and rent to own.</p>
The Council's new build programme: SHARP/ HRA	<ul style="list-style-type: none"> <li>Meeting the HRA Business Plan's ambition to deliver 50 new social rent homes per annum up to 2030 in order to meet the demand of the social housing register.</li> <li>Ensuring the delivery of new builds adds value through addressing the pressures for certain housing types by basing development plans on intelligence.</li> <li>Utilising Welsh Government's Affordable Housing Grant to support delivery.</li> </ul>	<p>The Council and NEW Homes continue to work proactively to increase the number of social and affordable rent properties available to meet identified housing demand across Flintshire.</p> <p>In accordance with WG strategic housing policy, the Council will work</p>

	<ul style="list-style-type: none"> <li>• Securing a lift in the borrowing cap to enable additional financial resources to meet the Council’s delivery ambitions.</li> <li>• Developing a forward delivery plan for the SHARP once 500 new homes target achieved.</li> </ul>	<p>with an increased focus upon working collaboratively with partner housing associations to jointly deliver new housing schemes.</p> <p>A report is being presented to Cabinet for approval in November 2020 which sets out both the Council and NEW Homes approach to delivering social and affordable housing post-completion of the SHARP contract in April 2021 – including the utilisation of the North Wales Construction Framework.</p> <p>WG capital funding has been secured to deliver 4 units of accommodation to support the Phase 2 Plan for homelessness. The units will be built using Modern Methods of Construction (MMC). To be delivered by March 2021.</p>
NEW Homes investment	<ul style="list-style-type: none"> <li>• Supporting the delivery of affordable rented properties through SHARP for NEW Homes.</li> <li>• Ensuring NEW Homes maximises its ability to invest in the delivery of affordable rented properties through using their existing assets.</li> <li>•</li> </ul>	NEW Homes currently owns and manages 138 units.
Maximising the provision of affordable housing on market led sites through S106 requirements	<ul style="list-style-type: none"> <li>• Ensuring the new LDP affordable housing planning policy requirements maximises appropriate on-site provision.</li> <li>• Support and encourage our delivery partners to utilise private finance and Rent to Own grant to acquire units from developers for affordable rent and rent to own / shared ownership, in addition to the planning requirement.</li> <li>• Working with developers to ensure delivery of affordable ownership models, such as shared equity, where there is demand.</li> </ul>	Ongoing negotiations are continuing with developers and housing association partners to work collaboratively with both the Council and NEW Homes to bring forward identified housing schemes which will maximise the provision of social and affordable housing (CAMMS).

<p>Exploring innovation and social value across the sector</p>	<ul style="list-style-type: none"> <li>• Working with partners to use off site manufacturing / Modern Methods of Manufacturing (MMC).</li> <li>• Explore opportunities through the regional growth deal partnership</li> <li>• Considering investing in designs for multi-generational / flexible homes</li> <li>• Increasing the use of social value in service planning and procurement in order to maximise opportunities and support vulnerable residents.</li> </ul>	<p>The Council's first MMC scheme was completed at St Andrews, Garden City in August 2020.</p> <p>Both the Council and NEW homes are exploring opportunities for the use of MMC on future schemes.</p> <p>The launch of the North Wales Contractors Framework in April 2020 will provide a new delivery route for such schemes and ensure that social value is embedded within procurement.</p>
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<b>Priority 1.2 To increase the supply through better use of existing social housing stock</b>		
<b>Action</b>	<b>Task</b>	<b>Progress</b>
The Council's housing stock	<ul style="list-style-type: none"> <li>• Undertaking a review of the stock and tenancies to determine where there is under occupation or where there is capacity to realign the use of the stock</li> <li>• Reviewing the existing use of stock to assess best use</li> <li>• Developing an incentive scheme to encourage movement in the stock where it can be proven to meet a need from the housing register and address under occupation / overcrowding.</li> </ul>	FCC have a working group established who are reviewing all sheltered housing schemes to assess suitability as older persons housing in the future. This work is expected to be completed by March 2021.
Partner Housing Association stock	<ul style="list-style-type: none"> <li>• Review existing use of stock to assess best use in line with strategic priorities.</li> </ul>	FCC continues to work with partner housing associations through the strategic and operational SARTH groups to identify challenges and develop ways of maximising allocations within existing stock.
Accessible Housing	<ul style="list-style-type: none"> <li>• Develop an Accessible Housing Register for all social housing stock to enable better use of adapted stock</li> <li>• Assess the register to identify where there are homes with adaptations that could be utilised.</li> <li>• Engage with Housing Occupational Health and Social Services as early as possible on all developments to ensure all accessible needs are met.</li> </ul>	<p>There is an ongoing review of specialist housing, this action will form part of this review.</p> <p>The specialist housing register is considered when looking at housing need for new affordable housing schemes and planning applications.</p> <p>NEW Homes and SHARP new build housing schemes include consultation at inception stage (with Housing occupational health and social services) to ensure housing requirements for people with accessible needs can be met. From September 20, FCC will</p>

Priority 1.3 To increase the supply by bringing empty homes back into use		
Action	Task	Progress
Developing relevant policies to maximise legal powers	<ul style="list-style-type: none"> <li>Develop a policy for Flintshire to maximise legal powers including the potential to compulsory purchase or take ownership on a temporary basis.</li> <li>Explore potential resources with Welsh Government for compulsory purchase orders</li> <li>Developing an initiative, in partnership with our Housing Associations, to bring back empty properties into use to meet specific needs such as for larger families.</li> </ul>	<p>ensure that NEW Homes/ SHARP developments with ground floor flats/ new flats will be developed using the powers available to the Council.</p> <p>While the Empty Homes Officer is currently Enforced Sale of long term vacant properties and the first property was sold at auction in September 2020.</p> <p>The WG initiative aimed at assisting Local Authorities with empty properties and remediating them back into homes has unfortunately been put on hold due to Covid 19. However, FCC has been able to access specialist advice from their appointed expert during this time. It is hoped this initiative will resume soon.</p>
Reducing empty properties	<ul style="list-style-type: none"> <li>Working closely with partner Housing Associations and the Council Tax Team to identify those properties which are long term empty and are causing issues to the local community.</li> </ul>	<p>Data has been provided by council tax on the long term empty properties in Flintshire so that these properties can be targeted.</p> <p>Promotional activity of targeting loans to these properties has been delayed due to Covid 19.</p> <p>Progress is also limited as there is only 1 officer undertaking all the empty homes renewal work.</p> <p>1 enforced sale has progressed in September 2020.</p>

		WG funding through the Phase 2 Covid-19 response to homelessness will facilitate the purchase of empty properties to be turned into 10 units of accommodation. The Empty Homes Officer will work in partnership with the Homelessness team and Housing Assets to progress this.
The provision of financial support to bring empty properties back into use	<ul style="list-style-type: none"> <li>Promoting 'Houses to Homes' loans, which aims to bring empty properties back into use through providing affordable loans up to £25k in the private sector.</li> </ul>	Since 1/4/20, 15 units across 6 properties have now been created using the Houses to Homes loan, A further 7 units across 3 properties are in the build stage. 2 applications to create 2 units has been approved for loans.

<b>Priority 1.4 To increase the supply through the private rented sector (PRS)</b>		
<b>Action</b>	<b>Task</b>	<b>Progress</b>
A dedicated PRS team / Officer in the Council	<ul style="list-style-type: none"> <li>Realign existing staffing resources and expertise to develop an improved PRS offer across Flintshire.</li> </ul>	HAWS letting agency are proactively working in Flintshire to increase the number of Private Rented Sector (PRS) properties available to meet housing demand. This work will continue into 2020/21 with a focus on how to engage the Private Rented Sector and better understand the barriers and challenges they face (CAMMS).

Develop a PRS action plan ensuring an effective service	<ul style="list-style-type: none"> <li>• Undertaking a review of the affordability of the sector and explore ways to address them through incentives or interventions if required.</li> <li>• Working with Environmental Health team to improve standards within the sector.</li> </ul>	Further consultation is planned with private landlords to understand how more effective working arrangements can be developed to deliver more sustainable housing opportunities in the private sector.
The delivery of a bespoke landlord offer	<ul style="list-style-type: none"> <li>• Consulting with private sector landlords through the Landlord Forum to establish a better understanding of the barriers and what the critical success factors would be to provide a successful offer.</li> <li>• Providing a range of offers for Landlords to incentivise their engagement and commitment to the Council including the BOND.</li> <li>• Ensuring the offer is flexible as well as robust and cost effective.</li> </ul>	

<b>Priority 1.5 To provide the right type of homes to meet the increased demand for single person accommodation and larger properties for families</b>		
<b>Action</b>	<b>Task</b>	<b>Progress</b>
The RSL's and Council's new build programmes	<ul style="list-style-type: none"> <li>• Requiring higher numbers of single person accommodation and larger properties as part of all new build developments.</li> <li>• Continuous assessment of priorities and regular updates</li> </ul>	Housing Strategy are a consultee on planning schemes (where an affordable housing contribution is applicable) and advise on property mix based on housing need from SARTH, Tai Teg and the specialist housing register. This demonstrates the types of property required in the specific location. Regular meetings (quarterly) are held with partner RSL's to advise them of FCC strategic housing priorities and work in collaboration to progress best mix for a new scheme. Emphasis is

		placed on the need for smaller property types and the need to consider people on the specialist housing register which details applicants who require larger properties.
Developing innovative approaches	<ul style="list-style-type: none"> <li>• Reviewing best practice elsewhere and identifying a range of options that could meet our emerging demands for single person and larger units in a cost effective way.</li> <li>• Identifying innovative delivery models which can provide smaller units which are flexible and can be altered to meet changes in demand in the future.</li> <li>• Considering the appropriateness of different delivery methods such as self-build / custom build and co-operative approaches to meet the need.</li> </ul>	<p>Potential sites are being explored for Self Build.</p> <p>WG Homelessness Phase 2 Funding – will deliver a quick build scheme at Park Lane, Holywell for temporary accommodation. Developed using MMC and designed with additional space to allow for future flexibility.</p>
Strategic acquisitions	<ul style="list-style-type: none"> <li>• Providing a strategic acquisition fund for properties which would meet a very specific need and for small numbers of properties.</li> <li>• Requesting partner Housing Associations to utilise social housing grant to acquire individual properties where there is a specific need which is either urgent or cannot be met through current stock.</li> </ul>	This is ongoing and progressed and monitored through the PDP, in partnership with RSLs.

<b>Priority 1.6 To provide the right type of homes to improve the offer and scope of specialist housing provision</b>		
<b>Action</b>	<b>Task</b>	<b>Progress</b>
An overarching / strategic framework for determining the most cost effective delivery	<ul style="list-style-type: none"> <li>• Reviewing the options for delivery i.e. adaptations; acquisition or new build and develop a universal assessment mechanism to determine the most cost effective delivery option within an equality framework.</li> <li>• Reviewing and mapping resources available to meet the increasing demand for adaptations.</li> <li>• Exploring a partnership approach to funding and delivery including Council Housing / DFG teams, HAs Housing teams, Supporting People, Social Services, Occupational Health, Health and ICF partnership.</li> <li>• Lobbying Welsh Government to simplify funding for adaptations across all delivery partners.</li> </ul>	<p>The DFG team is undergoing a restructure and processes are being reviewed to provide better outcomes for those needing adaptations.</p> <p>As part of the review, consideration will be given to enhance partnership working between the different teams who work to provide specialist housing across Flintshire Council. This will also link in with the ongoing work to review the specialist housing register.</p>
Meeting the housing needs of people with disabilities	<ul style="list-style-type: none"> <li>• Continuing to deliver as a partnership to meet the needs of people on the specialist housing register.</li> <li>• Maximising the use of adaptations to help sustain tenancies and reduce increased pressure on the housing register.</li> <li>• Considering potential strategic acquisitions to meet the needs of particular complex cases.</li> <li>• Ensuring adapted properties are included on all Housing Association new build developments to meet the needs of the specialist register.</li> <li>• Exploring the delivery of adapted properties on market led schemes.</li> </ul>	<p>The specialist housing register holds applicants that require adapted properties and families who require large properties (5 beds+). The SARTH partnership continue to work closely to meet the needs of vulnerable households and has representatives from partner organisations. Normally they meet every six weeks to review current voids against the specialist housing register to identify properties that can be adapted. The register is used to evidence need at the early stages of scheme development and in planning applications (CAMMS).</p> <p><u>Specialist Housing Register</u> 19 applicants were rehoused from the</p>

		SHR during 2019/20. Since 1/4/20, 5 applicants have been rehoused to date.
Meeting the needs of people with complex health needs	<ul style="list-style-type: none"> <li>• Developing a proactive relationship with the Health sector to improve communication with Housing Strategy around housing needs of those in their care.</li> <li>• Delivering affordable transitional accommodation to reduce delayed transfer of care – Glan y Morfa – through securing funding and undertaking the necessary works.</li> <li>• Working with the Homeless Prevention team to inform provision and identify best practice</li> </ul>	Glan y Morfa scheme complete.  Regular meeting with senior Chief Officers / Social Services / Housing Programmes Service Manager to identify opportunities to address priority groups e.g. reduce out of county accommodation etc.
Providing the right type of housing to meet the needs older people	<ul style="list-style-type: none"> <li>• Understanding the housing needs of the older people.</li> <li>• Exploring alternative and innovative housing models for older people such as intergenerational properties or co-operative models, which help to keep older people active and healthier for longer.</li> <li>• Providing specialist provision such as extra care and supported housing for those older people with care needs including dementia.</li> <li>• Reviewing existing specific older persons social housing stock to ensure they can sustain tenancies.</li> <li>• Exploring potential to include age-friendly properties as part of new build market developments.</li> </ul>	A review of FCC’s sheltered housing stock is being undertaken and will be complete by March 2021.  Flintshire has four extra care schemes. A potential further one in Buckley is being explored. FCC is also considering the Extra Care Lite model.

<b>Priority 1.7 To provide the right type of accommodation for the Gypsy and Traveller community</b>		
<b>Action</b>	<b>Task</b>	<b>Progress</b>
Meet the need for residential	<ul style="list-style-type: none"> <li>• Increasing the number of pitches in line with Flintshire’s Gypsy and Traveller Accommodation Assessment (GTAA) through</li> </ul>	The GTAA (2016) identified an unmet need for at least 19 pitches. Two

pitches	market led schemes and the refurbishment of the Council owned site.	planning applications by GTs for private sites are being submitted for an additional 9 pitches and the new Riverside site will have a capacity of 30 (an increase of +10).
Provision of a transit site within the County	<ul style="list-style-type: none"> <li>• Identifying and assessing potential sites to deliver a transit site in Flintshire.</li> <li>• Applying for planning permission for transit site and secure Welsh Government grant to deliver provision.</li> <li>•</li> </ul>	Transit site provision will form part of the LDP consideration.
Management of the Council owned site	<ul style="list-style-type: none"> <li>• Review different management models for the Council owned site.</li> <li>• Redesigning and delivering the refurbishment of the site to provide modern pitches.</li> <li>• Developing an allocation policy for the site.</li> </ul>	Proposed appointment of management contractor. Allocation Policy has been developed for the site. Site has been refurbished using WG capital grant and the project is now complete.

**Priority 2: Provide support to ensure people live and remain in the right type of home**

<b>Output</b>	<b>Timescale</b>	<b>Lead organisation/s</b>	<b>Progress</b>
Deliver the actions identified in the Flintshire Homelessness Local Action Plan	March 2024	Flintshire County Council	Work is ongoing at both the local and regional level. The Covid 19 pandemic has created additional pressures around

			<p>homelessness and in response the current priority is the delivery of the Phase 2 Plan and reacting to the evolving situation.</p> <p>A full review of local and regional action plans will be undertaken during the 2<sup>nd</sup> half of 20/21 in order to ensure activity is targeted at appropriate priority areas.</p>
Develop a Youth Homeless 'hub'	March 2024	Flintshire County Council	<p>Over the next 12 months FCC will explore opportunities for the development of a Young Persons Hub which will seek to provide a number of units of self-contained accommodation with support onsite.</p> <p>A feasibility study will be considered to inform this approach which may provide office and community space to ensure a joined up approach within a multi-disciplinary team model.</p>
Reduce the number of people in temporary accommodation by 50% (33) over the period of the plan	March 2024	Flintshire County Council and RSL Partners	<p>Significant work has been undertaken to reduce the number of people in temporary housing in Flintshire (those owed s.68 duties under Housing Wales Act 2014). However, in response to the Covid 19 pandemic, all Councils are required to accommodate anyone at risk of homelessness post 23<sup>rd</sup> March 2020 when lockdown was announced.</p>

			Prior to 23 <sup>rd</sup> March 2020, there were 11 households in temporary accommodation in Flintshire. This number has increased significantly with many people who would not be owed such duties, now accommodated under the coronavirus public health and homelessness response. At its peak there were 42 households accommodated as a result of the new guidance. A Phase 2 Plan has been developed to ensure people are supported into long term settled accommodation.
Deliver a transit site for the Gypsy and Traveller Community	March 2022	Flintshire County Council	See 1.7 above.
Deliver one Extra Care during the period of the Strategy	March 2024	Flintshire County Council and RSL Partners	Holywell Extra care in partnership with Wales and West – due to open Spring 2021.

<b>Priority 2.1 To reduce homelessness through prevention</b>		
<b>Action</b>	<b>Task</b>	<b>Progress</b>
Work across the region with partners to prevent homelessness	<ul style="list-style-type: none"> <li>Working across the region to develop a cross Local Authority Regional Homelessness Strategy, pulling together resources to deliver shared interventions where appropriate and cost effective.</li> </ul>	Prevention work continues to be a priority for households who are potentially at risk of becoming homeless. Households are identified as soon as possible and support is put in

	<ul style="list-style-type: none"> <li>Developing a better understanding of the causes of homelessness to inform the development of the right interventions through collective, regional intelligence gathering.</li> </ul>	<p>place to resolve the issues faced and minimise the risk of homelessness. This work is carried out through a number of functions which include the Supporting People Team and Housing Solutions Team (CAMMS).</p>
<p>Work with partners in Flintshire to prevent homelessness</p>	<ul style="list-style-type: none"> <li>Develop a Local Action Plan for homelessness to ensure local issues are addressed.</li> <li>Develop preventative measures by providing tenancy support and crisis management to enable the people to sustain their tenancies.</li> </ul>	

<b>Priority 2.2 To reduce the demand for temporary accommodation</b>		
<b>Action</b>	<b>Task</b>	<b>Progress</b>
<p>Provide suitable accommodation to meet the needs of homeless</p>	<ul style="list-style-type: none"> <li>Develop different models of delivery such as Housing First.</li> <li>Develop a 'hub' to provide a range of services for the homeless including emergency beds and support services.</li> <li>Working closely with Housing Strategy and development partners to inform the delivery of flexible and suitable accommodation.</li> </ul>	<p>A pause and reflect exercise for the Young Persons Housing First Project (Tai Ny) has taken place and project has been delayed due to Covid 19.</p> <p>Glanrafon Centre in Deeside opened fully on 17 February 2019. The Wallich have been commissioned to manage the facility and ensure that all service users who access are provided with support in terms of benefits, housing and wellbeing. In response to the Covid 19 pandemic the Glanrafon Centre has evolved into a 24/7 provision as an emergency interim response to safeguard rough sleepers. Additional support and accommodation is being developed to ensure those who may otherwise sleep rough, have access to facilities for self-isolation and to support lockdown and social distancing pressures (CAMMS).</p>
<p>Increase availability of move on accommodation</p>	<ul style="list-style-type: none"> <li>Undertake a review of the existing stock and explore options for increasing supply of move on accommodation.</li> <li>Ensure commissioning priorities incorporate the necessary support required to sustain tenancies.</li> </ul>	

<b>Priority 2.4 To provide a range of financial and social support</b>		
<b>Action</b>	<b>Task</b>	<b>Progress</b>

<b>Priority 2.3 To provide the right type of support for the most vulnerable people</b>		
<b>Action</b>	<b>Task</b>	<b>Progress</b>
Strategic commissioning of support services	<ul style="list-style-type: none"> <li>• Develop the Local Commissioning Plan incorporating the Regional Homelessness Strategy priorities to ensure a joined up approach.</li> <li>• Support the work of the Regional Collaborative Committee.</li> <li>• Commission support for priority groups: Youth homeless; Prison Leavers; Rough Sleepers; and Complex Needs.</li> </ul>	Work is being undertaken to strengthen the existing working arrangements with both internal and external stakeholders to deliver sustainable outcomes for service users.
Working with partners and other teams in the Council to ensure available support.	<ul style="list-style-type: none"> <li>• Working with key stakeholders e.g. health to provide support packages at an early stage through joint protocols.</li> <li>• Working with Social Services and health colleagues to ensure supported living.</li> <li>• Working with strategic delivery partners to ensure capacity and scale of support is available to avoid unacceptable delays in provision for the individual.</li> </ul>	<p>Whilst Covid 19 has delayed progress in some of these areas, the pandemic has also strengthened working relationships with key partners and lent itself to the development of new working arrangements between key stakeholder organisations.</p> <p>Funding has been secured from WG to deliver the Phase 2 Plan which focuses on rehousing rough sleepers and people experiencing homelessness during the pandemic. A review of Housing Support grant expenditure has also identified underspend which will be utilised to enhance support services that complement the Phase 2 Plan.</p>

<p>Ensuring a range of financial products to support people to access and remain in their home</p>	<ul style="list-style-type: none"> <li>• Promote and develop affordable ownership products including Shared Equity; Homebuy and Rent to Own.</li> <li>• Promote private rent support through the BOND.</li> <li>• Develop access to affordable starter furnishing packages.</li> <li>• Provide financial management advice and access to financial products with the aim of reducing the risk of rent arrears / eviction.</li> </ul>	<p>A variety of affordable ownership products are available through working with RSL partners and negotiating with private developers secured within s.106 planning contributions. Properties are advertised with Tai Teg who also manage the affordable housing register. Rent to own properties are being provided by partner RSLs using WG funding, there are 21 RTO properties on the current PDP (subject to planning). Homebuy funding is available which will enable 1 property (20/21).</p>
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**Priority 2.5 To provide support for older people to either remain in their own home or move to more suitable accommodation**

<b>Action</b>	<b>Task</b>	<b>Progress</b>
<p>Review the SARTH to understand the housing needs of older people in social housing</p>	<ul style="list-style-type: none"> <li>• Develop a plan with our Housing Association partners to address the needs of older people on SARTH.</li> <li>• Develop an understanding of demand for adaptations to enable future planning of resources.</li> <li>• Links with Social Services; Residential Care homes; Extra Care and supported housing to scope out move on options.</li> </ul>	<p>This is being considered as part of the sheltered housing review which includes membership from Housing &amp; Assets and Social Services portfolios. This work will be completed by March 2021.</p>
<p>Develop an understanding of the wider housing requirements for older people</p>	<ul style="list-style-type: none"> <li>• Consult with interest groups to identify key issues, barriers and potential opportunities for an action plan.</li> <li>• Review tenancy support and the potential of incentives to encourage downsizing where appropriate.</li> </ul>	

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### Priority 3: Improve the quality and sustainability of homes

Output	Timescale	Lead organisation/s	Progress
Reduce the number of households in the private sector in Flintshire who are in fuel poverty from 10.1% to 8% during the period of the strategy	March 2024	Flintshire County Council	Improvements are being made to fuel poor homes, including tariff switching advice, the installation of fuel efficient heating systems, extension of the existing gas grid and improvements to household EPC ratings. The effects of Lockdown will have an as yet unknown effect on householders ability to afford fuel and a stock condition survey will need to be done to determine the County's fuel poverty ratio.
Complete the Welsh Housing Quality Standard programme by 100%	March 2024	Flintshire County Council and RSL Partners	As of March 2019, 4573 properties meet the WHQS with 1995 properties of those 4573 passing subject to an acceptable fail.  WG have delayed the reporting for the 2020 figures due to Covid 19.

#### Priority 3.1 Maximising energy efficiency standards and delivery methods

Action	Task	Progress
Private sector renewal energy loans	<ul style="list-style-type: none"> <li>Maximise the use of the loan products aimed at owner occupiers to bring properties up to a good standard by making them energy efficient and removing hazards.</li> </ul>	A new process has been established whereby owner occupiers can access support to fund new central heating

		and home improvements. This process is supported by Warm Homes funding, Crisis funding, the renewable heat incentive and WG loan fund. By using a combination of the available funds, a heating system can be delivered at zero cost the owner occupier.
Gas infill programme for social housing properties that are off-gas	<ul style="list-style-type: none"> <li>Working with Wales and West Utilities to extend the gas network to bring more convenient and cost effective heating to residents across all tenures.</li> </ul>	The Domestic Energy Efficiency Project Team remained in full contact with Wales and West Utilities during the lockdown period and ensured that a programme of gas mains connections were booked in ready for delivery as soon as work recommenced, targeting previously surveyed properties with inefficient heating systems.
Retro fit of energy efficiency measures for vulnerable residents in all tenures	<ul style="list-style-type: none"> <li>Identify the strategic sites within communities that need redevelopment.</li> </ul>	A programme has been identified for renewable energy schemes to be fitted in conjunction with the Warm Homes fund. This programme is expected to over deliver as cost savings have resulted in the potential to target more properties than originally considered. Further sites are being identified and prioritised for future delivery subject to available funding.
Deliver the Warm Homes Fund	<ul style="list-style-type: none"> <li>The Council has secured £3m to tackle fuel poverty in Flintshire by improving efficiency through for example: fitting new heating systems or accessing the gas network.</li> </ul>	The Domestic Energy Efficiency Project Team exceeded the target this year through delivery under the Warm

		Homes Fund, as well as expansion of a crisis fund and fee-based work for social housing providers. The partnership work with utility companies and WG has allowed even more households to benefit from efficient heating systems, insulation, and renewable energy. This has allowed FCC to reduce fuel poverty and the carbon footprint across the county.
Arbed for wales programme	<ul style="list-style-type: none"> <li>A spatially targeted WG programme focusing on windows and doors and external wall insulation, to address fuel poverty in the private sector.</li> </ul>	Programmes at Penyffordd and Mostyn have been completed, a programme at Ffynnongroew is near completion. The Domestic Energy Efficiency Project Team are involved in a post installation assessment to determine the effectiveness of the new measures and provide advice and support where required.

**Priority 3.2 Improving the quality and standard of accommodation in the private sector**

<b>Action</b>	<b>Task</b>	<b>Progress</b>
Healthy Homes and Healthy People – 2025 project bringing together a voluntary group of concerned people and organisations working with a shared purpose of ending avoidable health	<ul style="list-style-type: none"> <li>Encourage different teams to think more broadly when undertaking their daily roles to improve the homes of people in the private sector.</li> </ul>	Due to Covid 19 restrictions, engagement with residents has been mainly via phone. Consultations have been carried out by the Domestic Energy Efficiency Project team in partnership with Warm Wales, to ensure continuous delivery of Healthy Homes Healthy People. Providing

inequality in North Wales		support with access to services such as food parcels, food delivery, prescription collection, etc. in addition to support for savings on tariff advice and switching, water support, debt support, energy efficiency measures, smoke detectors, carbon dioxide detectors and aids and adaptations.
Rent Smart Wales	<ul style="list-style-type: none"> <li>• Work with Landlords to promote Rent Smart Wales and improve the standards of the private rented stock.</li> </ul>	Further consultation is planned with private landlords to understand how more effective working arrangements can be developed to deliver more sustainable housing opportunities in the private sector.

<b>Priority 3.3 Completing the WHQS programme by 2020 across all social housing stock</b>		
<b>Action</b>	<b>Task</b>	<b>Progress</b>
The Council stock	<ul style="list-style-type: none"> <li>• Complete environmental improvements by 2020 and identify funding to undertake the external works.</li> </ul>	Flintshire is continuing to complete the various Environmental Works schemes. WG have confirmed an initial 12 month extension to the December 2020 deadline.
Housing Association partners' stock	<ul style="list-style-type: none"> <li>• Complete environmental improvements by 2020.</li> </ul>	Clwyd Alyn (CA) achieved WHQS compliance in March 2017, and has made significant progress in reducing the acceptable fails. However last week CA merged with the Polish Housing Society in Gwynedd and their stock does not meet WHQS, CA is

		<p>working with WG to achieve compliance.</p> <p>Wales and West Housing (WWH) has maintained compliance with the Welsh Housing Quality Standards (WHQS), with a very low level of acceptable fails. Investment in properties was over £11.5m in 2019. During the year, WWH delivered almost 400 new kitchens, 220 bathrooms, over 40 roofing projects, nearly 470 windows, doors and roofline projects and around 250 groundwork and external projects. WWH has completed more than 450 adaptations, allowing residents to stay in their existing homes as their circumstances change.</p> <p>Grwp Cynefin (GC) state 100% of homes have passed the WHQS, subject to acceptable fails (Annual report 2019/20). GC have an investment programme which aims to reduce its number of acceptable fails to ensure tenants live in good quality affordable homes (Corporate Plan 2019/24).</p>
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**Priority 3.4 Adopt a collaborative approach to preparing for the increase in demand for adaptations in properties to allow**

<b>residents to remain in their home.</b>		
<b>Action</b>	<b>Task</b>	<b>Progress</b>
Set appropriate strategic objectives for adaptations that focus on wellbeing and independence	<ul style="list-style-type: none"> <li>Establish a partnership which incorporates all partners with funding for adaptations including:               <ol style="list-style-type: none"> <li>The Council's HRA budget</li> <li>Private sector Disabilities Funding Grant;</li> <li>Care and Repair, ENABLE for minor and major adaptations for those in the private sector;</li> <li>Housing Associations can access Physical Adaptation Grants for existing tenants.</li> </ol> </li> </ul>	These actions will be considered as part of the review process, outlined in 1.6 (p.13).
Improve the intelligence on the demand for adaptations	<ul style="list-style-type: none"> <li>Pull together a range of data from all partners to establish a better understanding of future demand.</li> </ul>	
Link the systems for managing and delivering adaptations	<ul style="list-style-type: none"> <li>Collaboratively develop adapted housing policies for all partners as part of the Specialist Housing Group.</li> <li>Review service standards for adaptations in line with Welsh Government.</li> <li>Consider how the Equality and Human Rights Commission toolkit can be utilised in Flintshire.</li> </ul>	

<b>Priority 3.5 Improve the standard of new build properties built by the Council and Housing Associations</b>		
<b>Action</b>	<b>Task</b>	<b>Progress</b>
Utilising the Flintshire House Standards	<ul style="list-style-type: none"> <li>Continually review and evaluate the standards to ensure they are relevant and contribute to the wider energy efficiency agenda.</li> <li>Consider introducing further requirements such as solar panels / PVs, electric car charging points.</li> </ul>	Flintshire House Standard is currently being reviewed by the Council in line with the WG consultation on Development Quality Requirements (DQR). FCC will learn from the Garden City

		scheme, built using MMC and will explore the use of energy efficiency models on future schemes.
Welsh Government's Development Quality Requirements (DQR)	<ul style="list-style-type: none"> <li>• Ensure a consistent standard of quality of internal layout is achieved across a range of standard house types that are as flexible as possible to cater for most resident's needs.</li> </ul>	WG are consulting on DQR currently. This will provide the opportunity to raise standards.
Deliver different construction methods	<ul style="list-style-type: none"> <li>• Deliver new builds using sustainable materials including timber frame / SIPs, and improve SAP ratings as part of SHARP.</li> <li>• Develop procurement opportunities through collaboration with Housing Association partners to deliver new construction methods.</li> <li>• Develop using off site manufacturing to reduce waste and quicker construction methods.</li> </ul>	<p>Future Council housing schemes will aim to prioritise MMC in line with WG vision for future housebuilding.</p> <p>Homelessness Phase 2 capital funding will deliver units for homeless households, these will be built using MMC (Park Lane x 4 units and Duke Street x 2 units). Anticipated completion Spring 2021.</p>