

Local Housing Strategy Action Plan Progress Report October 2021

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"> (i) To increase the number of new social rent properties (RSL or Council) by 86 per annum (ii) To increase the number of intermediate rent properties (NEW Homes or RSLs) by 57 per annum (iii) To increase the number of intermediate ownership properties (through s106 provision or RSLs) by 95 per annum 	Annual	Flintshire County Council and RSL Partners	<p><u>Completed 2020/21</u></p> <p>Number of newbuild social rented homes FCC – 37 RSL – 124</p> <p>Number of newbuild intermediate rent homes FCC – 47 RSL – 20</p> <p>Number of newbuild intermediate ownership homes marketed by Tai Teg Shared Equity Sales – 17 Rent to Own - 8</p> <p>During 2020 and into 2021, there have been challenges for the construction sector. The combined impact of Brexit and the Covid 19 pandemic has resulted in delays due to lock down restrictions, shortage of materials</p>

			<p>and caused a substantial uplift in costs. It is expected that completion of new homes for 2021/22 will be lower. However, the number of completions should increase in 2022/23 and 23/24 and will include the delayed FCC schemes at Nant y Gro, Gronant and Ffordd Hiraethog and Ffordd Pandarus, Mostyn which will deliver a further 71 social rent units and 6 units at Park Lane/ Duke Street Holywell.</p> <p>Development teams at FCC and RSL partners continue to work on pipeline schemes that are at varying stages to bring forward for social rent/ intermediate rent units.</p>
Deliver 5% (10) new build properties per annum to meet demand specialist provision	Annual	Flintshire County Council and RSL Partners	<p>Number of new build units to meet specialist provision 20/21 FCC – 3 RSL – 6</p>
Deliver 20 major adaptations on existing properties per annum (all tenures)	Annual	Flintshire County Council and RSL Partners	<p>10 large adaptations were completed in 20/21 by FCC some of these adaptations were</p>

			<p>outstanding prior to 20/21. Long delays were incurred due to the Covid lockdown and restrictions in 2020 and again in 2021, with customers self-isolating this meant only priority works were completed for the majority of the year.</p> <p>Since the latest Covid restrictions were lifted works have restarted where possible and 2 large adaptations have been completed to date during 2021/22.</p> <p>There have been challenges with some supply shortages since Covid.</p> <p>RSLs have completed 2 large adaptations (Clwyd Alyn).</p>
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>Number of one bedroom social rent properties complete 20/21</p> <p>FCC – 9</p> <p>RSL – 60 (43 units were extra care)</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, working with existing owners and using enforcement</p>

			measure 38 empty properties have been brought back into use. This is broken down as: 2019/20 – 19 properties 2020/21 – 10 properties 2021/22 – 9 properties to date
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Priority 1.1 To increase the supply of all types and tenures of affordable housing through new build developments		
Action	Task	Progress
The RSL Welsh Government Social Housing Grant programme	<ul style="list-style-type: none"> • Increasing development capacity in Flintshire through zoning additional Housing Associations. • Ensuring maximum number of properties delivered using the available funding. • Ensuring a robust reserve list of schemes. • Ensuring the type and tenure meets local housing needs, primarily social rent properties, informed by the Council's Housing Strategy Team. 	<p>The FCC social housing grant allocation for 2020/ 21 was £5.2 million. The amount allocated for 2021/22 is £10.2 million, this has been fully allocated to schemes in the Programme Delivery Plan (PDP) which has been approved by WG.</p> <p>The PDP should deliver approx. 191 units during the PDP 3 year period (subject to financial appraisals/ 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 and intermediate rent.</p> <p>The WG have requested all Local Authorities produce a Prospectus that sets out housing need and priorities for the area. This will help to inform future social housing grant allocation. The draft Flintshire Prospectus has been produced subject to formal Council approval.</p> <p>For 2021, WG have opened up zoning so all RSLs that operate across the North Wales region can work in every Local Authority area and request</p>

		support for social housing grant. Therefore, there are now 6 RSL's who can access grant in Flintshire.
The Council's new build programme: SHARP/ HRA	<ul style="list-style-type: none"> • 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. • Ensuring the delivery of new builds adds value through addressing the pressures for certain housing types by basing development plans on intelligence. • Utilising Welsh Government's Affordable Housing Grant to support delivery. • Securing a lift in the borrowing cap to enable additional financial resources to meet the Council's delivery ambitions. • Developing a forward delivery plan for the SHARP once 500 new homes target achieved. 	<p>From 2020/21, the WG have an ambitious target to deliver 20,000 new social homes and have opened up the social housing grant programme to developing Local Authorities. FCC is reviewing its Housing Programmes Team to secure additional Officers who will work to deliver newbuild housing schemes. It is anticipated the new team will be established by March 22.</p> <p>FCC 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. In accordance with WG strategic housing policy, the Council will work with an increased focus upon working collaboratively with partner housing associations to jointly deliver new housing schemes.</p> <p>New development schemes will be procured via the North Wales Construction Framework.</p>
NEW Homes investment	<ul style="list-style-type: none"> • Supporting the delivery of affordable rented properties through SHARP for NEW Homes. 	NEW Homes currently owns and manages 173 units.

	<ul style="list-style-type: none"> • Ensuring NEW Homes maximises its ability to invest in the delivery of affordable rented properties through using their existing assets. 	<p>NEW Homes are in discussion with WG to see if they are eligible for social housing grant support.</p>
<p>Maximising the provision of affordable housing on market led sites through S106 requirements</p>	<ul style="list-style-type: none"> • Ensuring the new LDP affordable housing planning policy requirements maximises appropriate on-site provision. • Supporting 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. • Working with developers to ensure delivery of affordable ownership models, such as shared equity, where there is demand. 	<p>Housing Strategy is a consultee for new planning applications and negotiations occur with developers and RSL partners based on housing need and Local Authority priorities. This will be reinforced via the Housing Need prospectus.</p> <p>Welsh Government Rent to Own grant funding is not available for 2021/22.</p>
<p>Exploring innovation and social value across the sector</p>	<ul style="list-style-type: none"> • Working with partners to use off site manufacturing / Modern Methods of Manufacturing. • Explore opportunities through the regional growth deal partnership • Considering investing in designs for multi-generational / flexible homes • Increasing the use of social value in service planning and procurement in order to maximise opportunities and support vulnerable residents. 	<p>All new FCC schemes will incorporate MMC to achieve enhanced sustainability and in line with the Welsh Development Quality Requirements 2021 (WDQR 2021) “Creating Beautiful Homes and Places”, this sets out the minimum functional quality standards for new and rehabilitated general needs affordable homes.</p> <p>FCC is taking part in an all Wales pilot project which aims to develop a good practice framework by sharing knowledge about zero carbon housing</p>

		<p>among Local Authorities and RSLs.</p> <p>The launch of the North Wales Construction Framework in April 2020 provides a delivery route for procurement of schemes and ensures that social value is embedded within procurement.</p>
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Priority 1.2 To increase the supply through better use of existing social housing stock		
Action	Task	Progress
<p>The Council's housing stock</p>	<ul style="list-style-type: none"> • 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 • Reviewing the existing use of stock to assess best use • 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. 	<p>There is an established working group to review all sheltered housing schemes to assess suitability as older persons housing in the future. Flintshire has a sizeable amount of older persons stock and therefore this review has taken longer than anticipated. The review has widened in scope to consider what the Flintshire 'offer' of sheltered housing should be. A matrix is being developed and will be used to assess sheltered schemes that require substantial investment or that have housing management challenges. A pilot project is being explored that will focus on a specific scheme.</p> <p>FCC is working with the North Wales housing providers in a 'rightsizing' project looking at whether people are in a property that is suitably sized for their needs. This will include under</p>

		occupancy/ overcrowding and incentives and aim to achieve a consistent approach across the North Wales region.
Partner Housing Association stock	<ul style="list-style-type: none"> Review existing use of stock to assess best use in line with strategic priorities. 	<p>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.</p> <p>All of the RSLs are involved in the rightsizing project as outlined above.</p>
Accessible Housing	<ul style="list-style-type: none"> Develop an Accessible Housing Register for all social housing stock to enable better use of adapted stock Assess the register to identify where there are homes with adaptations that could be utilised. Engage with Housing Occupational Health and Social Services as early as possible on all developments to ensure all accessible needs are met. 	<p>The specialist housing register is considered when looking at housing need for new build affordable housing schemes and planning applications. NEW Homes and FCC 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. FCC and NEW Homes developments with ground floor flats/ bungalows will be developed using wheelchair space standards where the site is deemed as suitable. The housing need prospectus emphasises specialist and supported housing provision being included within grant funded</p>

		developments. There is an ongoing review of specialist housing.
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"> Develop a policy for Flintshire to maximise legal powers including the potential to compulsory purchase or take ownership on a temporary basis. Explore potential resources with Welsh Government for compulsory purchase orders 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. 	<p>CC aims to recruit two additional Occupational Therapists within the Adaptations team who will work to improve opportunities for applicants on the Specialist Housing register and build links with internal departments</p> <p>First property was sold at auction in September 2020, second in July 2021.</p> <p>The WG initiative aimed at assisting Local Authorities with empty properties and remediating them back into homes was undertaken in June 2021 via a training session. It is anticipated that an enforcement panel will be established to focus on using enforcement powers to bring homes back into use.</p>
Reducing empty properties	<ul style="list-style-type: none"> 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. 	Working closely with Council tax and utilising land registry information the empty homes team are targeting long term empty properties by locating owners and offering support and financial assistance. To raise awareness the houses into home loan scheme will publicised via a leaflet sent with the council tax bills 2022/ 23, this will be sent to every property in the authority.

		There have been two enforced sales carried out. One in September 2020 and the second in July 2021.
The provision of financial support to bring empty properties back into use	<ul style="list-style-type: none"> 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. <p><i>Amounts have been increased from £25,000 to £35,000 for each property and up to £250,000 per application.</i></p>	<p><u>Financial Support</u> The Houses to Homes loan scheme has facilitated the following: 19/20 – 8 properties creating 18 units of accommodation 20/21 – 7 properties creating 9 units of accommodation 21/22 – 3 properties creating 3 units of accommodation. Two applications have been approved which will create a further 3 units of accommodation.</p> <p>In total, 18 properties have been brought back into use creating 30 units of accommodation from the Houses into Home scheme</p>

Priority 1.4 To increase the supply through the private rented sector (PRS)		
Action	Task	Progress
A dedicated PRS team / Officer in the Council	<ul style="list-style-type: none"> Realign existing staffing resources and expertise to develop an improved PRS offer across Flintshire. 	FCC are exploring the option of joining the WG Private Sector Leasing Pathfinder scheme (by March 22) which leases private sector properties and makes them available for homeless households.

		<p>FCC aims to use Housing Support Grant funding to recruit a Landlord Liaison Officer and Private Sector Access Officer. These new posts would develop the private rented sector offer and build relationships with private landlords.</p> <p>HAWS letting agency continue to manage private sector landlord properties for Flintshire.</p>
Develop a PRS action plan ensuring an effective service	<ul style="list-style-type: none"> • Undertaking a review of the affordability of the sector and explore ways to address them through incentives or interventions if required. • Working with Environmental Health team to improve standards within the sector. 	When officers are in post, part of their role will be consult and engage with landlords and develop an action plan.
The delivery of a bespoke landlord offer	<ul style="list-style-type: none"> • 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. • Providing a range of offers for Landlords to incentivise their engagement and commitment to the Council including the BOND. • Ensuring the offer is flexible as well as robust and cost effective. 	<p>The BOND scheme continues to be funded.</p> <p>A Landlord Forum will be established when private sector officers are recruited. And incentives explored after landlord engagement.</p>

Priority 1.5 To provide the right type of homes to meet the increased demand for single person accommodation and larger properties for families		
Action	Task	Progress
The RSL's and Council's new	<ul style="list-style-type: none"> • Requiring higher numbers of single person accommodation and larger properties as part of all new build developments. 	The Housing Need Prospectus prioritises the need for single person

<p>build programmes</p>	<ul style="list-style-type: none"> • Continuous assessment of priorities and regular updates 	<p>accommodation and the highlights the growing need for larger properties.</p> <p>Evidence of housing need, demonstrated by the housing registers, is sought for all new development opportunities and informs the property mix that is to be built. Quarterly meetings are held with RSL development partners to keep them advised about strategic priorities.</p>
<p>Developing innovative approaches</p>	<ul style="list-style-type: none"> • 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. • Identifying innovative delivery models which can provide smaller units which are flexible and can be altered to meet changes in demand in the future. • Considering the appropriateness of different delivery methods such as self build/custom build and co-operative approaches to meet the need. 	<p>New approaches to house building are considered where the site is suitable and to comply with WDQR 2021 which promotes enhanced environmental sustainability.</p> <p>FCC is working with the Active Building Centre to develop a scheme that strives towards carbon zero. Quick build developments using MMC and flexible modular construction is being explored on sites that are suitable and viable.</p>
<p>Strategic acquisitions</p>	<ul style="list-style-type: none"> • Providing a strategic acquisition fund for properties which would meet a very specific need and for small numbers of properties. • 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. 	<p>2021/22 social housing grant funding has been allocated to fund two property acquisitions in partnership with First Choice Housing Association. The properties will help people who need specialist adapted accommodation and who cannot be easily housed within the existing housing stock.</p>

Priority 1.6 To provide the right type of homes to improve the offer and scope of specialist housing provision		
Action	Task	Progress
An overarching / strategic framework for determining the most cost effective delivery	<ul style="list-style-type: none"> • 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. • Reviewing and mapping resources available to meet the increasing demand for adaptations. • 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. • Lobbying Welsh Government to simplify funding for adaptations across all delivery partners. 	The recruitment of two additional Occupational Therapists within the Adaptations team will build capacity and free up resources. A review of the options for delivery can then take place to aim to provide a better coordinated approach across the different service area's in Flintshire that provide adaptations and support for people with disabilities.
Meeting the housing needs of people with disabilities	<ul style="list-style-type: none"> • Continuing to deliver as a partnership to meet the needs of people on the specialist housing register. • Maximising the use of adaptations to help sustain tenancies and reduce increased pressure on the housing register. • Considering potential strategic acquisitions to meet the needs of particular complex cases. • Ensuring adapted properties are included on all Housing Association new build developments to meet the needs of the specialist register. • Exploring the delivery of adapted properties on market led schemes. 	<p>The homeless team review has identified the need for a Specialist Housing Support Officer to work with people whose needs cannot be easily met within the existing social housing supply.</p> <p>The housing need prospectus prioritises the need for specialist housing provision on social housing grant funded schemes.</p> <p><u>Specialist Housing Register</u> 14 applicants were rehoused from the SHR during 2020/21.</p>
Meeting the needs of people	<ul style="list-style-type: none"> • Developing a proactive relationship with the Health sector to improve communication with Housing Strategy around housing 	Glan Y Morfa scheme is completed.

with complex health needs	<p>needs of those in their care.</p> <ul style="list-style-type: none"> • Delivering affordable transitional accommodation to reduce delayed transfer of care – Glan y Morfa – through securing funding and undertaking the necessary works. • Working with the Homeless Prevention team to inform provision and identify best practice 	The Accommodation and Support Group meets regularly to identify opportunities to address priority groups. The Housing need prospectus prioritises the need for accommodation for specific client groups.
Providing the right type of housing to meet the needs older people	<ul style="list-style-type: none"> • Understanding the housing needs of the older people. • 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. • Providing specialist provision such as extra care and supported housing for those older people with care needs including dementia. • Reviewing existing specific older persons social housing stock to ensure they can sustain tenancies. • Exploring potential to include age-friendly properties as part of new build market developments. 	<p>This will be considered as part of the Sheltered Housing Review (priority 1.2).</p> <p>There are four extra care schemes in Flintshire providing 239 homes. A potential further scheme is being explored in Buckley.</p>

Priority 1.7 To provide the right type of accommodation for the Gypsy and Traveller community		
Action	Task	Progress
Meet the need for residential pitches	<ul style="list-style-type: none"> • Increasing the number of pitches in line with Flintshire’s Gypsy and Traveller Accommodation Assessment (GTAA) through market led schemes and the refurbishment of the Council owned site. 	Market led schemes have increased capacity by two pitches and two planning applications have been submitted that could provide an additional seven pitches (pending Local Development Plan Planning Inspector review).
Provision of a	<ul style="list-style-type: none"> • Identifying and assessing potential sites to deliver a transit site in 	Preferred location for a transit site has

transit site within the County	<p>Flintshire.</p> <ul style="list-style-type: none"> • Applying for planning permission for transit site and secure Welsh Government grant to deliver provision. 	<p>been submitted via Local Development Plan. Planning Inspector decision expected by end December 21.</p>
Management of the Council owned site	<ul style="list-style-type: none"> • Review different management models for the Council owned site. • Redesigning and delivering the refurbishment of the site to provide modern pitches. • Developing an allocation policy for the site. 	<p>Preferred services provider at Council owned site has been ratified and working through detail around what will be provided including general maintenance, litter collection and liaison with FCC and North Wales Police.</p> <p>Redesign of existing site has been concluded using WG site capital grant funding and allocation policy is in place.</p>

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

Output	Timescale	Lead organisation/s	Progress
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<p>Deliver the actions identified in the Flintshire Homelessness Local Action Plan</p>	<p>March 2024</p>	<p>Flintshire County Council</p>	<p>Whilst progress has been made on the delivery of the Local Homelessness Plan the landscape for homelessness has shifted significantly due to Covid and 100% of the services attention has been on managing the emergency public health response to the Covid pandemic.</p> <p>A new Housing Support Programme Strategy is required and will merge the Housing Support Grant Delivery Plan and local Homelessness Strategy (homeless strategy brought forward a year by Welsh Government) to create an overarching 4 year strategy for housing support and homelessness agendas for April 2022 onward.</p>
<p>Develop a Youth Homeless 'hub'</p>	<p>March 2024</p>	<p>Flintshire County Council</p>	<p>Youth homeless hub is featured as a priority within the housing need prospectus. Identifying a potential location and partner agencies for delivery of this activity will be key to having a shared vision and appropriate setting for this accommodation and service delivery model.</p> <p>Project Manager to be brought in to pull agencies together and help kick start the project which will feed into internal social care and housing accommodation needs mapping exercises. Potential for</p>

			social housing grant to be utilized for delivery of the accommodation.
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>This has not been possible due to the Covid crisis whereby as part of the public health response, all people who are at risk of rough sleeping and or experience homelessness during the pandemic must be accommodated.</p> <p>As a result numbers in temporary accommodation have increased by approx. 600% across Wales. Covid Hardship Funding has enabled this rapid response to safeguard people who would otherwise be at increased risk of harm as a result of homelessness and the coronavirus.</p>
Deliver a transit site for the Gypsy and Traveller Community	March 2022	Flintshire County Council	Preferred location for a transit site has been submitted via Local Development Plan. Planning Inspector decision expected by end December 21.
Deliver one Extra Care during the period of the Strategy	March 2024	Flintshire County Council and RSL Partners	Plas yr Ywen, Holywell care scheme was completed in 2021.

Priority 2.1 To reduce homelessness through prevention		
Action	Task	Progress

<p>Work across the region with partners to prevent homelessness</p>	<ul style="list-style-type: none"> • 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. • Developing a better understanding of the causes of homelessness to inform the development of the right interventions through collective, regional intelligence gathering. 	<p>The Covid pandemic has seen a significant shift in homelessness policy across Wales. Whilst regional work has continued the approach has often been very operational and responsive due to the crisis management phase of managing homelessness during the pandemic still being very much the norm.</p> <p>Discussions with regional partners continue regarding Housing Support Grant, Homelessness Priorities and Covid response, and a needs analysis for housing and homelessness is currently underway to inform the development of Flintshire’s Housing Support Programme Strategy.</p> <p>There will be opportunities for regional collaboration within North Wales but the decision has been taken to develop localised strategies for the next 4 year period.</p>
<p>Work with partners in Flintshire to prevent homelessness</p>	<ul style="list-style-type: none"> • Develop a Local Action Plan for homelessness to ensure local issues are addressed. • Develop preventative measures by providing tenancy support and crisis management to enable the people to sustain their tenancies. 	<p>Local action plan will be developed on the back of the robust needs assessment as part of the Housing Support Programme Strategy development.</p> <p>The housing market and peoples support needs are changing significantly</p>

		<p>due to the pandemic and resources will be targeted at the most urgent and necessary intervention at the local level</p> <p>Homeless services have been working through their “Phase 2” Plans as required during the pandemic and additional funding has been made available through Phase 2 Grant and additional Housing Support Grant to develop more prevention activities, whilst also managing the high caseloads and numbers of people who have been at risk of homelessness, and in homeless accommodation throughout the course of the pandemic.</p>
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Priority 2.2 To reduce the demand for temporary accommodation		
Action	Task	Progress
<p>Provide suitable accommodation to meet the needs of homeless</p>	<ul style="list-style-type: none"> • Develop different models of delivery such as Housing First. • Develop a ‘hub’ to provide a range of services for the homeless including emergency beds and support services. • Working closely with Housing Strategy and development partners to inform the delivery of flexible and suitable accommodation. 	<p>As outlined elsewhere, demand for temporary accommodation has risen significantly due to the public health response to the Covid pandemic and temporary accommodation numbers have increased by 600% across Wales.</p> <p>Utilising alternative models of temporary accommodation has been helpful through the remodelling of the Glanrafon Night Shelter into a 24-7 Homeless Hub and taking on other properties for</p>

Priority 2.3 To provide the right type of support for the most vulnerable people		
Action	Task	Progress
Strategic commissioning of support services	<ul style="list-style-type: none"> • Develop the Local Commissioning Plan incorporating the Regional Homelessness Strategy priorities to ensure a joined up approach. • Support the work of the Regional Collaborative Committee. • Commission support for priority groups: Youth homeless; Prison Leavers; Rough Sleepers; and Complex Needs. 	<p>additional temporary housing. Reliance on B&B and hotels is also necessary and funding has been provided by Welsh Government to assist with this.</p> <p>As referenced above, a new Housing Support Programme Strategy is required and will merge the Housing Support Grant Delivery Plan and local Homelessness Strategy (homeless strategy brought forward a year by Welsh Government) to create an</p>
Increase availability of move on accommodation	<ul style="list-style-type: none"> • Undertake a review of the existing stock and explore options for increasing supply of move on accommodation. • Ensure commissioning priorities incorporate the necessary support required to sustain tenancies. 	<p>homelessness. A key pillar within the plan is for Wales to move to a rapid rehousing approach. This internationally recognised model also delivered in Scotland will require significant shift and change within homelessness and housing services.</p> <p>Local Authorities have been tasked with developing Rapid Rehousing Transition Plans by the end of 2022 and the issue of move on accommodation and commissioning priorities will be addressed through this plan and the Housing Support Programme Strategy</p>

		<p>overarching 4 year strategy for housing support and homelessness agendas for April 2022 onward.</p> <p>Opportunities for regional working and collaboration will be identified and referenced within localised plans with delivery of shared activities for North Wales delivered through the Housing Support Regional Delivery Group (the new RCC).</p>
<p>Working with partners and other teams in the Council to ensure available support.</p>	<ul style="list-style-type: none"> • Working with key stakeholders e.g. health to provide support packages at an early stage through joint protocols. • Working with Social Services and health colleagues to ensure supported living. • Working with strategic delivery partners to ensure capacity and scale of support is available to avoid unacceptable delays in provision for the individual. 	<p>As referenced above, the responsive nature of the Covid pandemic homeless response has been significant.</p> <p>Excellent joint working with partners internally, through commissioned services and across public services has developed in pockets and the opportunity to co-ordinate and capture this and build on such momentum will be channelled through the Housing Support Programme Strategy.</p>

Priority 2.4 To provide a range of financial and social support		
Action	Task	Progress
<p>Ensuring a range of financial products to support people to</p>	<ul style="list-style-type: none"> • Promote and develop affordable ownership products including Shared Equity; Homebuy and Rent to Own. • Promote private rent support through the BOND. • Develop access to affordable starter furnishing packages. 	<p>Affordable ownership products are provided via s.106 planning contributions and in partnership with RSLs on suitable developments. Rent to</p>

<p>access and remain in their home</p>	<ul style="list-style-type: none"> • Provide financial management advice and access to financial products with the aim of reducing the risk of rent arrears / eviction. 	<p>Own funding is not currently available 2021/22. Affordable ownership properties are marketed via Tai Teg when available for application.</p> <p>As referenced above a range of prevention activities have been developed and will continue to be explored to help people to avoid homelessness and when homelessness does occur support is available to help secure new homes within the private sector in particular.</p> <p>Funding is available and enhanced pots identified for Bonds, Rent In Advance, Deposits through the Homeless Service, in addition to services such as Discretionary Housing Payments.</p> <p>The new Wales Tenant Hardship Grant has also been launched as a Covid specific intervention for debt in the private rented sector. This grant targets finances for rent arrears to those people who have fallen into arrears due to the pandemic, but would not have an entitlement to “qualifying benefits” e.g. people who are not on benefits but suffered significant financial hardship and in arrears due to Covid.</p> <p>Welsh Government Covid Hardship</p>
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		Funding has enabled the Homeless Service to issue Homestarter packs and monies through core budgets and grant have been identified to sustain such interventions.
Develop a range of innovative support to address key barriers	<ul style="list-style-type: none"> Explore a range of initiatives, based on best practice, which will provide cost benefits in the medium term to the public finances. For example a furniture rental social enterprise. 	<p>Further work required through the development of the local action plan for the Housing Support Programme Strategy.</p> <p>During the pandemic excellent joint working has been achieved with Flintshire Furniture Recycle Project to enable the provision of fully furnished temporary accommodation units when capacity within homeless accommodation has grown significantly. Opportunity to build on this work.</p>

Priority 2.5 To provide support for older people to either remain in their own home or move to more suitable accommodation

Action	Task	Progress
Review the SARTH to understand the housing needs of older people in	<ul style="list-style-type: none"> Develop a plan with our Housing Association partners to address the needs of older people on SARTH. Develop an understanding of demand for adaptations to enable future planning of resources. 	Further work required with partners to develop localised plans and strategies to meet the needs of older people within social housing across Flintshire.

social housing	<ul style="list-style-type: none"> • Links with Social Services; Residential Care homes; Extra Care and supported housing to scope out move on options. 	<p>FCC's sheltered housing review will be a significant piece of work in regards to this. The Housing Need Prospectus identifies the need for one additional Extra Care scheme which is likely to be supported with social housing grant funding.</p>
Develop an understanding of the wider housing requirements for older people	<ul style="list-style-type: none"> • Consult with interest groups to identify key issues, barriers and potential opportunities for an action plan. • Review tenancy support and the potential of incentives to encourage downsizing where appropriate. 	<p>Further work required with partners. Unable to progress significantly due to the pandemic.</p> <p>FCC is working with the North Wales housing providers in a 'rightsizing' project looking at whether people are in a property that is suitably sized for their needs. This will include under occupancy and downsizing incentives and aim to achieve a consistent approach across the North Wales region.</p>

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. Alternative renewable energy, such as the use of hydrogen boilers, are being explored with the aim of offering a greater range of solutions to traditional fossil fuel based heating. 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 2021	Flintshire County Council and RSL Partners	The Capital Works Team are on target to meet the extended WHQS deadline by December 2021

Priority 3.1 Maximising energy efficiency standards and delivery methods

Action	Task	Progress
Private sector renewal energy loans	<ul style="list-style-type: none"> 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. 	A process has been established whereby owner occupiers can access support to fund new central heating and property improvements. This process is supported by using a

		<p>combination of the available funds such as Warm Homes funding, Crisis funding, the renewable heat incentive as well as a Welsh Government loan fund which is available at a zero percent interest rate. This product has only recently been available and to date 16 new heating systems have been installed using an energy loan.</p>
<p>Gas infill programme for social housing properties that are off-gas</p>	<ul style="list-style-type: none"> Working with Wales and West Utilities to extend the gas network to bring more convenient and cost effective heating to residents across all tenures. 	<p>The Domestic Energy Efficiency Project Team have worked alongside Wales and West Utilities and developed a programme of gas mains connections to be delivered in the coming year. The extensions to the gas mains will target previously surveyed properties identified as having inefficient heating systems. Between April 2016 and June 2021 the gas mains has been extended to 734 properties and the Domestic Energy team have ensured that gas meters and new central heating systems have been installed to all of the 734 addresses.</p>
<p>Retro fit of energy efficiency measures for vulnerable residents in all tenures</p>	<ul style="list-style-type: none"> Identify the strategic sites within communities that need redevelopment. 	<p>Delivery under the Warm Homes Fund, utilisation of a Flintshire Council crisis fund, work carried out alongside local social housing providers and partnership work with utility companies has allowed households to benefit from the installation of new, efficient heating</p>

		systems, insulation and the use of renewable energy. This has contributed towards a reduction in fuel poverty and the carbon footprint across the county.
Deliver the Warm Homes Fund	<ul style="list-style-type: none"> 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. 	A programme of renewable energy schemes is in the process of being delivered in conjunction with the Warm Homes Fund. This programme is expected to be extended as cost savings have resulted in the potential to target more properties than originally considered. Additional sites have been identified and are part of an application made to Warm Homes Fund for further approval. To date there have been 214 new gas central heating installations, replacing older less efficient heating such as coal fires and oil fired boilers. Also 160 Air source heating systems have been fitted, installed in rural areas where it is not possible to extend the gas mains to the individual properties
Arbed for wales programme	<ul style="list-style-type: none"> A spatially targeted WG programme focusing on windows and doors and external wall insulation, to address fuel poverty in the private sector. 	This programme is coming to a completion with Buckley being the last new area to be targeted. A final completion/ mop-up exercise is being carried out at Ffynnongroew. The Domestic Energy Efficiency Project Team will continue with post installation assessments to determine

		<p>the effectiveness of the new measures after the Arbed programme is complete, providing advice and support where required. Between April 2016 and June 2021 the Arbed programme has supported 558 properties for new gas mains installations, new gas meters and new central heating installations. A further 40 are expected to be completed before the programme comes to an end.</p>
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Priority 3.2 Improving the quality and standard of accommodation in the private sector		
Action	Task	Progress
<p>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 inequality in North Wales</p>	<ul style="list-style-type: none"> Encourage different teams to think more broadly when undertaking their daily roles to improve the homes of people in the private sector. 	<p>Consultations have been carried out by the Domestic Energy Efficiency Project team, to ensure continuous delivery of Healthy Homes Healthy People. Providing 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, debt support, energy efficiency measures, smoke detectors, carbon dioxide detectors and adaptations. This process has highlighted differing areas of vulnerability and allows for the appropriate amount of support needed to ensure that a specific individuals needs can provided for. 3771</p>

		households have had some form of support since January 2018 and 593 households have been given assistance on reducing their energy bills.
Rent Smart Wales	<ul style="list-style-type: none"> • Work with Landlords to promote Rent Smart Wales and improve the standards of the private rented stock. 	When a private rented sector team is established as outlined in 1.4, further work will be done to promote Rent Smart Wales.

Priority 3.3 Completing the WHQS programme by 2020 across all social housing stock		
Action	Task	Progress
The Council stock	<ul style="list-style-type: none"> • Complete environmental improvements by 2020 and identify funding to undertake the external works. 	External Stock Condition Surveys are ongoing and all surveys to external areas will be completed by December 2021. The Capital Works Team are prioritising any immediate works following the surveys accordingly. Future funding requirements are also being identified and these will be captured through our Business Planning arrangements.
Housing Association partners' stock	<ul style="list-style-type: none"> • Complete environmental improvements by 2020. 	Clwyd Alyn achieved WHQS compliance in March 2017. However, following the addition of the Polish Housing Society stock which was not WHQS compliant Clwyd Alyn advised Welsh Government that those properties would be logged as

		<p>acceptable fails. Clwyd Alyn has taken with the decision alongside Welsh Government and Gwynedd Council to re develop the Polish Housing Society scheme so the homes will comply with WDQR.</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. Since 2019, there has been £17.5m invested in properties. WWH has delivered almost 586 new kitchens, 287 bathrooms, over 74 roofing projects, nearly 761 windows, doors and roofline projects and around 384 groundwork and external projects. WWH has completed more than 746 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 (latest 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 residents to remain in their home.		
Action	Task	Progress
Set appropriate strategic objectives for adaptations that focus on wellbeing and independence	<ul style="list-style-type: none"> Establish a partnership which incorporates all partners with funding for adaptations including: <ol style="list-style-type: none"> The Council's HRA budget Private sector Disabilities Funding Grant; Care and Repair, ENABLE for minor and major adaptations for those in the private sector; Housing Associations can access Physical Adaptation Grants for existing tenants. 	This work will be progressed as part of the adaptations and specialist housing review work, outlined in 1.6.
Improve the intelligence on the demand for adaptations	<ul style="list-style-type: none"> Pull together a range of data from all partners to establish a better understanding of future demand. 	
Link the systems for managing and delivering adaptations	<ul style="list-style-type: none"> Collaboratively develop adapted housing policies for all partners as part of the Specialist Housing Group. Review service standards for adaptations in line with Welsh Government. Consider how the EHRC toolkit can be utilised in Flintshire. 	

Priority 3.5 Improve the standard of new build properties built by the Council and Housing Associations		
Action	Task	Progress
Utilising the Flintshire House Standards	<ul style="list-style-type: none"> Continually review and evaluate the standards to ensure they are relevant and contribute to the wider energy efficiency agenda. Consider introducing further requirements such as solar panels / PVs, electric car charging points. 	Flintshire Housing Standards have been superseded by the Welsh Development Quality Requirements 2021 (WDQR). All future affordable housing schemes have to meet this standard. The standards have set

		space requirements and include higher energy efficiency measures moving towards carbon zero.
Welsh Government's Design Quality Requirements (DQR)	<ul style="list-style-type: none"> • 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 residents needs. 	See above
Deliver different construction methods	<ul style="list-style-type: none"> • Deliver new builds using sustainable materials including timber frame / SIPs, and improve SAP ratings as part of SHARP. • Develop procurement opportunities through collaboration with Housing Association partners to deliver new construction methods. • Develop using off site manufacturing to reduce waste and quicker construction methods. 	<p>Modern methods of construction is a priority and featured within WDQR 2021. Therefore all new affordable housing schemes will be built using MMC and utilising construction methods that minimise environmental impact.</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 2022.</p>