

CABINET

Date of Meeting	Tuesday, 22 nd October 2019
Report Subject	Housing Strategy and Action Plan
Cabinet Member	Cabinet Member for Housing
Report Author	Chief Officer (Housing and Assets)
Type of Report	Strategic

EXECUTIVE SUMMARY

The Housing Strategy builds on the achievements delivered through the previous strategy and sets out the Council's vision:

'to work with key stakeholders to inform and deliver the right type of quality housing and most appropriate support to meet the needs of our population'.

It sets out 3 priorities with key areas for action within in each priority:

Priority 1: Increase supply to provide the right type of homes in the right location through new builds, use of the private rented sector, and better use of existing stock.

Priority 2: Provide support to ensure people live and remain in the right type of home through support which will prevent vulnerable people becoming homeless and sustain them in their homes.

Priority 3: Improve the quality and sustainability of our homes including addressing fuel poverty through energy efficiency measures.

RECOMMENDATIONS

1	That Cabinet supports and adopts the Housing Strategy and Action Plan for 2019-2024.
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REPORT DETAILS

1.00	EXPLAINING THE HOUSING STRATEGY AND ACTION PLAN
1.01	Flintshire's Housing Strategy and draft Action Plan sets out the vision for how the Council with its partners, will deliver its affordable housing needs, provide the relevant support to its residents and ensure it creates sustainable homes.
1.02	<p>The Housing Strategy builds on previous achievements but is developed within the context of the current challenges such as welfare reform, the increase in 'hidden' homeless and limited resources.</p> <p>The Strategy sets out the Council's ambitions for the future in meeting the housing needs of Flintshire's residents and the vision is:-</p> <p><i>'To work with key stakeholders to inform and deliver the right type of quality housing and most appropriate support to meet the needs of our population.'</i></p>
	The Housing Strategy and draft Action Plan
1.03	<p>The Housing Strategy identifies 3 priorities with key areas for action within in each priority:</p> <ul style="list-style-type: none"> • Priority 1: Increase supply to provide the right type of homes in the right location • Priority 2: Provide support to ensure people live and remain in the right type of home • Priority 3: Improve the quality and sustainability of our homes
1.04	<p>Priority 1 aims to address the lack of supply of affordable housing to meet the demand, which is evident on the Single Access Route to Housing (SARTH) for social housing and on the Affordable Housing Register - Tai Teg. To address this challenge we have identified in the strategy a number of solutions including:</p> <ul style="list-style-type: none"> • Building more new homes; • Improving access to the private rented sector; • Better use of existing stock; and • Strategic acquisitions. <p>The action plan sets out how we ensure that the right type of homes to meet people's needs are provided in the right locations.</p>
1.05	<p>Priority 2 aims to ensure we have the right type of housing related support in place to prevent issues that can cause vulnerable people to become homeless.</p> <p>The principle of housing related support is to support a person to access, maintain and manage their accommodation by assessing and developing or maintaining the necessary skills and confidence to live as independent a life as possible. The priority will focus on prevention and intervention, and complements the priorities set out in the Regional Homelessness Strategy and local action plan.</p>

	It is, however, wider than homelessness and the action plan identifies interventions for different vulnerable groups including disabled and older people.
1.06	<p>Priority 3 aims to improve the quality of existing housing stock and develop innovative, energy efficient new stock to contribute towards target of reducing the emissions of greenhouse gases by 3% per year as set out in the Climate Change Strategy for Wales Delivery Plan for Emission Reduction. Decarbonisation is an evolving agenda and Welsh Government has recently produced a consultation document on improving energy efficiency in existing dwellings, which will all need to be taken into account over the lifetime of the strategy and reflected in the action plan.</p> <p>The key areas includes:</p> <ul style="list-style-type: none"> • maximising energy efficiency methods; • improving standards in the private rented sector; • improving the standard of public sector stock; and • addressing fuel poverty. <p>Importantly priority 3 includes sustainability of homes and includes the provision of adaptations to allow people to stay in their homes as long as feasible.</p>
	Next Steps
1.07	<p>A number of workshops have been held with Members and key stakeholders to review the Strategy and Action Plan, including our Housing Association Partners and other groups with an interest, so as to:-</p> <ol style="list-style-type: none"> Ensure the actions identified under each of the priorities are comprehensive, deliverable and affordable; Identify any gaps in terms of the actions listed; and Identify outcomes / outputs and lead organisations.
1.08	The final version of the Housing Strategy and Action Plan was placed on the Council's webpage over the summer for final consultation, which ended on 20 th September 2019 and final comments have been collated.

2.00	RESOURCE IMPLICATIONS
2.01	<p>Revenue: there are no implications for the approved revenue budget for this service for either the current financial year or for future financial years.</p> <p>Capital: there are no implications for the approved capital programme for either the current financial year or for future financial years</p> <p>Human Resources: there are no implications for additional capacity or for any change to current workforce structures or roles.</p>

3.00	IMPACT ASSESSMENT AND RISK MANAGEMENT	
3.01	Ways of Working (Sustainable Development) Principles Impact	
	Long-term	Positive - more affordable homes will be provided in the right location
	Prevention	Preventing - preventing people becoming homeless through ensuring there is relevant services and accommodation
	Integration	Positive – the delivery of a range of affordable homes will contribute to integration within communities
	Collaboration	Positive – the strategy’s premise is on delivering in partnership with relevant stakeholders.
	Involvement	Positive - individual decision making will involve all partners with strategic oversight by the Strategic Housing Partnership.
	Well-being Goals Impact	
	Prosperous Wales	Positive - Providing good quality affordable homes, aiming for low / zero carbon. Also ensuring the homes are in the place that people need them and will meet their housing needs. Maximising local employment and training opportunities for local people.
	Resilient Wales	Positive - Developing low / zero carbon homes though adopting modern methods of construction and other relevant technologies.
	Healthier Wales	Positive - Ensuring our homes are fit for purpose and will enable people to stay in their home for longer, and ensuring we have homes that meet the needs of all people in our society including those who are most vulnerable supporting their well-being.
	More equal Wales	Positive - Providing good quality and decent homes for the most vulnerable people in society including temporary, single household, adapted etc.

	Cohesive Wales	Positive - Contributing to attractive, viable, safe and well-connected communities through promoting good design and collaborative delivery.
	Vibrant Wales	Positive - Ensuring our communities are diverse through good communication of housing opportunities and support.
	Globally responsible Wales	Positive - The outcomes of the strategy will contribute to improving the economic, social, environmental and cultural well-being of Wales.
<p>The Housing Strategy contributes towards meeting the Council's Well-being objective 'caring council' through:</p> <ul style="list-style-type: none"> • Ensuring a supply of affordable and quality housing of all tenures. • Making early interventions to support healthy and independent living. 		

4.00	CONSULTATIONS REQUIRED/CARRIED OUT
4.01	The draft Housing Strategy was considered by the Chief Officers Team in December 2018 with a number of comments / amendments provided.
4.02	On 14th January 2019 there was a Member's workshop which provided feedback, comments and observations for consideration and inclusion within the report where relevant.
4.03	A further workshop took place in February 2019 with key stakeholders to consider the action plan and identify gaps / further actions and outcomes.
4.04	Wider and extensive consultation was undertaken over the Summer through the Council's website and ended on 20 th September 2019. The responses have been collated and form an appendix to this report.

5.00	APPENDICES
5.01	Appendix 1 - Housing Strategy and Action Plan version September 2019 Appendix 2 - Consultation responses and follow up actions

6.00	LIST OF ACCESSIBLE BACKGROUND DOCUMENTS
6.01	https://www.flintshire.gov.uk/en/PDFFiles/Housing/North-Wales-Regional-Homelessness-Strategy.pdf

7.00	CONTACT OFFICER DETAILS
7.01	Contact Officer: Lesley Bassett, Housing Strategy Manager Telephone: 01352 701433 E-mail: : lesley.bassett@flintshire.gov.uk

8.00	GLOSSARY OF TERMS
	Single Access Route to Housing (SARTH) Policy – the regional common policy for all major social landlords allocating social housing properties across Conwy, Denbighshire and Wrexham.