

Overall, does the Housing Strategy and Action Plan 2019-2024 identify and offer solutions to successfully address key housing issues facing Flintshire residents?	FCC Response	Are there gaps in the Housing Strategy and Action Plan 2019-2024? If so, what are they?	FCC Response	Please provide any additional comments you may have here.	FCC Response
No. The Council seem to be saying that the scale of the problem is increasing, while at the same time their financial resources are shrinking. There are few firm and clear ideas for improving things, and much is left to 'innovative approaches' to be developed in the future that may or may not happen. The document is heavy on aspiration but light on fresh approaches with firm proposals. If the various actions have failed in the past, why will they succeed in the future while supported with diminished resources? The final HS needs to be much more explicit about what will be done.	Relevant response - will review the action plan when updating the final version of the strategy to ensure it is more explicit in terms of delivery.	Yes. Much is left to others to develop, whether the 'dedicated PRS team / Officer' (why has there been no decision whether to appoint a team or single officer?), establishing a partnership to 'set appropriate strategic objectives for adaptations that focus on wellbeing and independence', or 'supporting the work of the Regional Collaborative Committee'. The document cites data indicating that there is a growing crisis, emphasises the lack of resources to solve these problems, and yet there is a dearth of specific commitments that might address the crisis without additional resources. By way of an example, the Council acknowledges that the Housing Act (Wales) 2014 empowers local authorities to charge more than the standard rate of council tax on long-term empty properties and certain types of second homes. The Draft HS says that "There are around 500 empty homes which have been reported to Flintshire County Council." Later the Draft HS says (4.1): "There are approximately 500 empty properties across Flintshire but there is limited resources to address the problem or incentivise owners to bring them back into use." Really? What about the new powers? The action plan says (Priority 1.3) the Council will be "Working closely with partner Housing Associations and the Council Tax Team to identify those properties which are long term empty and are	Relevant response - will review the approach and clarify delivery when updating final version of the strategy, taking these comments into account.	The three Priorities seem sensible if predictable and not particularly fresh. If the Council expect to be able to make a significant difference through the use of s106 agreements (requiring the provision of affordable housing when approving market-led housing), it follows that their planning policies must allow for a significant amount of market-led housing development, and probably more than has been built in recent years. One of the actions that the Council could take is reviewing its Green Barrier boundaries and the policies operated within them, to ensure that the Green Barrier approach is not unreasonably constraining development and adding to the crisis. The Council admit that they face a range of challenges including a reduction in resources, so there must be doubts as to whether the Growth Deal will make up for this. The draft HS says that the proposal is for 250 affordable housing (units) as part of 1,000 housing programme delivery. Over the six local authorities? Over what period? We hope the final HS will be more explicit. The Draft HS says that under the Regional Homelessness Strategy and Local Action Plan "each Local Authority has a Local Action Plan, and will be in place by the end of 2018". It seems rather late to be saying what will be in place by 2018. Were they? The Council say they want to increase supply through better use of existing social housing stock but the two	Comments regarding green barrier and planning policies relate more to the forthcoming LDP and those matters should be raised as part of the consultation. The delivery of the Growth Deal sits out with the Housing Strategy remit. The Regional Homelessness Strategy and Flintshire's Local Action Plan is accessible on the Council's website.

		causing issues to the local community.” But will the Council use the 2014 Act? The final HS should be much more explicit about the measures to be adopted.		methods entail reviewing the existing stock to see if it can be utilised more effectively, and opening a register of accessible housing. That won't increase capacity.	
Does not address the issues associated with the use of existing brownfield sites that could be used for housing; in particular the buildings that could be re-purposed for housing needs, as opposed to the current use of vacant land. I am pleased that this AP addresses the issues based around the lack of emergency accommodation and single person accommodation for those that need it the most.	Comments relate more to the forthcoming LDP and these matters should be raised as part of the consultation.	The housing strategy plan is not congruent with the aims and objectives of Flintshire planning department. The reticence that Flintshire planning have to approve new schemes, in particular conversions of existing vacant sites.	Comments relate more to the forthcoming LDP and these matters should be raised as part of the consultation.	Flintshire planning department, in particular the planning officers need to read this report and understand in its entirety before they pass judgements on development schemes in the future. There are ample properties that could be converted to housing use, but the LA has a nostalgic reverence for some of the towns in Flintshire which are no longer viable as town centres. Some of these town centres could re-purposed to economically viable assets. Some of the town centres i.e. Buckley, Connahs Quay are not getting any footfall due to bigger towns having more popular facilities. These town centres should be re purposed tastefully to allow for more residential accommodation.	Comments relate more to the forthcoming LDP and these matters should be raised as part of the consultation.
Yes where it is in suitable places	Comments relate more to the forthcoming LDP and these matters should be raised as part of the consultation.	Gaps in promises that open spaces would be protected.	Comments relate more to the forthcoming LDP and these matters should be raised as part of the consultation.	The green space on Llwyeni Drive in Wepre used to be designated as a play area in the old LDP, it actually had play equipment on it during the 80s but this became unsafe so it was removed, the council did not replace it but the field was still used as a recreational play area and still is today. In this new LDP you have now proposed that is it suitable for development, if there is a	Comments relate more to the forthcoming LDP and these matters should be raised as part of the consultation.

				development there then it would impact the open space so much that it would no longer be an open space and would not be able to be used by residents therefore goes against your own policy. I have no objection to developing on the edges of communities but to drop a development in the middle of one and take away the only open safe recreational space is absurd and should be stopped at all costs as it would heavily impact the wellbeing of all the current local residents.	
Overall yes. The provision for increased single-person and two-person homes on new build sites is good considering many developments only feature 3+ bedroom properties aimed at larger families. The focus on environmentally friendly measures is welcome also.	Noted	More focus on the impact of potentially increasing populations on infrastructures (transport, services, schools etc.). More focus on redeveloping long-term unused waste land (there are a number of derelict spaces that could be put to use) and empty properties (rather than building sites on green belts). More focus on how HMOs are being granted and their impact to local housing and communities - there is a worrying trend for large-scale unauthorised HMOs appearing and the council granting retrospective permission for these (an example being a former shop in Shotton being turned into mass occupancy housing without permission - this resulted in the further loss of retail space/diversity in the town and the poorly maintained "shop-front" exterior is now an eyesore. There are also examples of the council failing to properly intervene in cases where houses have been rented out to excessive numbers of people (the landlords are fined a small amount but no action is taken to remove HMO licenses). This is obviously poor for the occupants	Comments relate more to the forthcoming LDP and these matters should be raised as part of the consultation.	I appreciate some of the possible benefits of a traveller transit site, but I think the priority should always be those most in need - people who are involuntarily homeless or in desperate need of housing due to health or social needs. Local residents have unfortunately experienced a noticeable amount of crime in Flintshire from some members of the traveller community (fly tipping, vehicular arson, theft, animal cruelty) who are passing through the county, and so the safety and security of the wider public must be fully considered when considering planning permanent or transit sites (are these sites going to be close to existing communities, how will the sites be vetted, how will the council ensure transit sites aren't permanently resided on? etc.).	The Housing Strategy has a duty to consider the housing needs of society, as well as focusing on homeless it relates to meeting the needs of the Gypsy and Traveller community.

		living in poor quality housing, and it can only negatively affect the surrounding communities in terms of noise, traffic and house values. The council need to consider this seriously, focussing on increasing accommodation rather than relying on private HMOs and rogue landlords to meet demand for them.			
No, because in my village, a high percentage of the people buying houses on the new development where from Cheshire where housing is dearer. Cheaper housing is needed for locals instead. The developers should not be allowed to market Mold in Flintshire as North West England (Stewart Milne Homes website)	Affordable housing is only nominated to local people from Flintshire.	Healthy living includes cutting down on cars, and too many developments are being marketed as great for commuting to Chester. This puts more vehicles onto the roads as people from Chester are buying around Mold because it's cheaper.	Comments relate more to the forthcoming LDP and these matters should be raised as part of the consultation.	Locals should have affordable, well-built houses. The developers build bigger houses to attract people from outside the area, so too many houses are not hitting the target for homing Flintshire residents. Local needs should be met first - build what we need, not for maximum profit and certainly not for Cheshire residents to get cheaper housing.	Affordable housing is only nominated to local people from Flintshire.
No, not at all.	Noted	Yes, the whole plan is flawed.	Noted	We're coming for you, kind regards, residents of Ewloe.	
No it's a disgusting service	Not relevant to the Housing Strategy	Leaving carers for disabled children on the streets after attending offices every day for 2 weeks	Not relevant to the Housing Strategy		
Yes	Noted	No	Noted	Very well covered.	Noted
No there is not enough social housing to meet the needs of Flintshire residents.	Noted	Not enough social housing	Noted	So called affordable housing in the hands of private landlords does not address the severe housing needs in the county	The Housing Strategy and the Homelessness Strategy recognises the Private Rented sector can assist in alleviating homelessness. It is not deemed as affordable housing.

No Flintshire seem to only want to build on areas of green farming land	Comments relate more to the forthcoming LDP and these matters should be raised as part of the consultation.	Flintshire do not consider the impact on schools, doctors, residents affected and general resources for the area	Comments relate more to the forthcoming LDP and these matters should be raised as part of the consultation.	Flintshire residents might have a say but what difference will it make to fat cat builders when Flintshire don't have the resources to fight these planning applications??	Comments relate more to the forthcoming LDP and these matters should be raised as part of the consultation.
No. Too many green spaces developments identified - these then overload existing infrastructure.	Comments relate more to the forthcoming LDP and these matters should be raised as part of the consultation.	First consider developing brown land sites, use existing disused buildings like old Shire Hall, disused council recycling centre in Queensferry and Dock Road Connahs Quay	Comments relate more to the forthcoming LDP and these matters should be raised as part of the consultation.	Do not act in isolation- work to develop liaison projects with neighbouring authorities.	Noted
The affordable housing and housing gifted to the council to rent through North East Wales homes need to include 3 and 4 bedroom homes not just 2 beds.	Noted				
No, too much building in 'green' spaces	Comments relate more to the forthcoming LDP and these matters should be raised as part of the consultation.	Yes, lack of infrastructure such as schools, GP provision, roads. The main problem is lack of consideration of current residents who have paid increased charges for many years but received fewer services.	Comments relate more to the forthcoming LDP and these matters should be raised as part of the consultation.		
yes, with the limited funds, you seem to be doing your best	Noted	No, balance etc. seems fair	Noted		
No	Noted	Yes affordability doesn't cover everyone....unless they're in a higher wage bracket....I'm quite a good earner but still can't afford to buy and private rent is too dear so need more council	Noted		

Yes, more houses are needed and this has to be addressed somehow.	Noted	Parks/green space in new developments just leads to antisocial behaviour. It would be better to use the money spent on that to invest in youth clubs. There are enough green areas on our doorstep that are properly maintained	Comments relate more to the forthcoming LDP and these matters should be raised as part of the consultation.	Rather than giving money to existing schools, a new school should be built.	Comments relate more to the forthcoming LDP and these matters should be raised as part of the consultation.
Not completely	Noted	Support for people who wish to build their own homes (private sector) Support for people who wish to make their homes more energy efficient (private sector)	Relevant comment and the final version will include self-build	I don't enough know Flintshire's policies regarding self-build homes	Relevant comment and the final version will include self-build