

Local Housing Strategy Action Plan Progress Report October 2022

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 238 affordable housing as identified in the Local Housing Market Assessment (LHMA) 2019 by delivering the following tenures:</p>	<p>Annual</p>	<p>Flintshire County Council and RSL Partners</p>	<p>Target not achieved. The number of properties completed was 90</p> <p>As had been forecast in last year's report we have seen a significant hiatus in development of new housing across the County. This emanates from the impact of COVID; the cost of living crisis in wage and material inflation and delays in material availability.</p> <p>We anticipate that the above issues will continue to impact completions in the current year compounded by the impact of phosphates on the Planning process which is delaying significant schemes in that part of the County which drain into the Alyn.</p>

<p>(i) To increase the number of new social rent properties (RSL or Council) by 86 per annum</p> <p>(ii) To increase the number of intermediate rent properties (NEW Homes or RSLs) by 57 per annum</p> <p>(iii) To increase the number of intermediate ownership properties (through s106 provision or RSLs) by 95 per annum</p>			<p>The above figures are broken down as follows;</p> <ul style="list-style-type: none"> • Number of new social rent properties (RSL or Council) 44 • Number of intermediate rent properties (NEW Homes or RSL's) 23 • The number of intermediate ownership properties (through s106 provision or RSLs) 23 <p>This year's Programme should see the following completed;</p> <ul style="list-style-type: none"> • New social rent properties (RSL or Council) 67. Some now tenanted. • Currently on site or due on site but due for completion next year 85. • Nant y Gro (41) should have been on site but is currently under review due to reviewed pricing and scheme viability.
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			<p>The Planned Development Programme (PDP) aims to deliver circa 560 units over the next 3 years. This includes some of the proposed SHARP programme which are appended below respectively.</p> <p>A summary of the PDP is available at appendix (ii) and SHARP Programme at appendix (iii).</p> <p>Members should note that the above schemes are subject to Cabinet/New Homes Board approval subject to planning etc. and Welsh Government (WG) Grant approvals.</p>
<p>Deliver 5% (10) new build properties per annum to meet demand specialist provision</p>	<p>Annual</p>	<p>Flintshire County Council and RSL Partners</p>	<p>Number of new build units to meet specialist provision 21/22.</p> <p>Target is 10.</p> <p>The target was 1 short, 9 units were developed.</p> <p>This target of 10 ought to be met next year.</p>

			<p><u>Completed or due to complete April 2022 March 2023</u></p> <ul style="list-style-type: none"> • Longacre Drive (completed July 2022) 1 property • Fairfield, Holywell (completed October 2022) 4 units • 17 Elm Road, Queensferry 1 property. • Westhaven, Holywell Rd, Ewloe 4 units <p>Due to the complexity and variety of needs of those on the Specialist Housing register the Housing Strategy team is exploring other options including the potential redevelopment of Flintshire County Councils' (FCC) Garage sites. In addition regular meetings have been convened with the Specialist Housing register team in order to develop a brief for the Specialist housing accommodation.</p>
<p>Deliver 20 major adaptations on existing properties per annum (all tenures)</p>	<p>Annual</p>	<p>Flintshire County Council and RSL Partners</p>	<p>Not achieved.</p> <ul style="list-style-type: none"> • 11 Large Adaptations for privately owned properties in 21/22. • For the current financial year, FCC completed one

			<p>large DFG and have three programed to be completed in the current financial year.</p> <ul style="list-style-type: none"> • RSL's have not completed any major adaptations.
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	Achieved - 17 delivered and anticipated to meet the target next year.
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, tracking down existing owners and assisting in any way possible we have brought back 38 units into use:</p> <ul style="list-style-type: none"> • 2019/20 – 19 properties • 2020/21 – 10 properties • 2021/22 – 18 Properties • 2022/23 – 6 properties to date <p>Total 53 since 2019</p>

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. 	<p>The FCC Social Housing Grant allocation for 2020/21 was £5.2 million. The amount allocated for 2021/22 was £10.2 million. The allocation for 2022/23 is £13.3 million. This has been fully allocated to schemes in the PDP.</p> <p>Total WG funding for the next 3 years, 2022/2023 to 2024/25 is £42,059,248.00</p> <p>The PDP aims to deliver circa 560 units during the PDP 3 year period (subject to Financial appraisals, Planning and Technical approvals and consultation etc.).</p> <p>As per the Local Authority Prospectus Appendix (iv);</p> <ul style="list-style-type: none"> We maintain a list of potential schemes and have not included any reserve schemes as they have not met the hurdles to be

- Ensuring the type and tenure meets local housing needs, primarily social rent properties, informed by the Council's Housing Strategy Team.

able to be included at this point. These potential schemes are in the very early stages of development and may be prior to planning application submissions or consultation with local members. Should any schemes receive negative pre-planning application advice or be refused planning they will be withdrawn from the list

- Over a 3 year period the PDP aims to provide circa 560 properties, the majority, 89% made up of social rent and 9% affordable rent properties. This balance may differ as schemes progress and we review the future of NEW Homes.

The Welsh Government (WG) have requested all Local Authorities produce a Local Authority Prospectus that sets

		<p>out housing need and priorities for the area. This will help to inform future Social Housing Grant allocation. The draft Flintshire Local Authority Prospectus has been produced subject to formal Council approval.</p> <p>In 2021 WG opened up zoning so all RSLs that operate across the North Wales region can work in every Local Authority area and request support for Social Housing Grant. Therefore, there are now 7 RSL's who can access Grant in Flintshire.</p>
<p>The Council's new build programme: SHARP/ HRA</p>	<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. 	<p>From 2021/26 the WG have an ambitious target to deliver 20,000 new low carbon 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 new-build housing schemes. It is anticipated the new team will be established by March 2023.</p> <p>An outline development programme for</p>

- Ensuring the delivery of new builds adds value through addressing the pressures for certain housing types by basing development plans on intelligence.

SHARP 2 has been developed for the next three years, subject to the agreement of Members and can be viewed in the 18 October 2022 Cabinet papers.

For the Year 2022/2023 the aim is to deliver 73 new Social rent homes.

- Year 2023/2024 98
- Year 2024/2025 70

Future schemes subject to Cabinet approval, Planning etc. and WG Grant approvals.

We are attempting through the Local Authority Prospectus to ensure that we are meeting recognised need and demand. For example around 80% of our housing register require 1 or 2 bed accommodation and our PDP programme aims to deliver 70% smaller 1 and 2 bedroom homes.

	<ul style="list-style-type: none"> • 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. 	<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 Welsh Procurement Alliance (WPA) selection process.</p>
<p>NEW Homes investment</p>	<ul style="list-style-type: none"> • Supporting the delivery of affordable rented properties through SHARP for NEW Homes. 	<p>NEW Homes currently owns and manages 173 units. NEW Homes are in discussion to acquire a further 5 properties.</p> <p>For the current year subject to Cabinet/New Homes Board Approval, Consultation Planning and Technical approvals and WG Grant approvals proposal is for an additional 14 properties.</p>

	<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>Future schemes subject to Cabinet/New Homes Board Approval, consultation planning etc. and WG Grant approvals.</p> <ul style="list-style-type: none"> • Year 2023/2024 - 25 • Year 2024/2025 - 30
<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. 	<p>Formal approval and adoption of the Local Development Plan (LDP) is waited. Consultants are in the process of updating the LHMA which is expected Q4 this year.</p>

	<ul style="list-style-type: none"> • 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 is reinforced via the Local Authority prospectus.</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. 	<p>All new FCC schemes will incorporate Modern Methods of Construction (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>Consultation for WHQS 2023 is now closed and once the outcome is known/report becomes available FCC and partners will review the findings/recommendations.</p> <p>FCC is taking part in an all Wales pilot</p>

	<ul style="list-style-type: none"> • 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>project which aims to develop a good practice framework by sharing knowledge about zero carbon housing among Local Authorities and RSLs.</p> <p>The Welsh Procurement Alliance (WPA) selection process 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
The Council's housing stock	<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 	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

	<ul style="list-style-type: none">• Reviewing the existing use of stock to assess best use	<p>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>The Council are now in the process of finalising the detailed option appraisals for each identified sheltered scheme/site. We will be completing further assessments in terms of condition and calculating the investment costs, along with what measures will be required to be implemented, to ensure compliance with the Welsh Housing Quality Standards, building safety</p>
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	<ul style="list-style-type: none">• 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>compliance and energy efficiency.</p> <p>The Council are also in the process of finalising our scoring matrix that will be used to evaluate each sheltered scheme before we consider reclassification. Areas of consideration consist of but are not limited to, Desirability, Amenities, Access & Egress, Allocation Waiting Lists, Rent Loss and Asset Compliance.</p> <p>From this assessment and field work, the Council will produce a paper that will be present recommendations.</p> <p>FCC is still 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/overcrowding and incentives and aim to achieve a consistent approach across the North</p>
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		Wales region. This will assist with the rapid rehousing initiative.
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. 	<p>There is an ongoing review of Specialist housing.</p> <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</p>

	<ul style="list-style-type: none">• Engage with Housing Occupational Health and Social Services as early as possible on all developments to ensure all accessible needs are met.	<p>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 Local Authority Prospectus emphasises specialist and supported housing provision being included within Grant funded developments.</p> <p>The Housing Strategy team attend regular meetings to discuss the needs of those on the Specialist Housing register. They are currently exploring the possibility of re purposing/utilising existing garage sites for the development of suitable accommodation for this cohort.</p> <p>FCC is due to interview an additional Occupational Therapist within the Housing register team who will also</p>
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		work across the DFG Adaptations team in order to work to improve opportunities for applicants on the Specialist Housing register and build links with other departments.
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Priority 1.3 To increase the supply by bringing empty homes back into use

Action	Task	Progress
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<p>Developing relevant policies to maximise legal powers</p>	<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 	<p>Working closely with Council tax and utilising land registry information we are targeting long term empty properties by tracking down the owners and communicating more and offering financial assistance.</p> <p>We have undertaken 2 enforced sales, 1 in September 2020 and the second one July 2021. We also have a further 2 in</p>
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	<ul style="list-style-type: none"> 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>motion ready to start the enforcement process.</p> <p>Clwyd Alyn have obtained funding via the Transitional Accommodation Capital Programme to acquire 3 properties. FCC have acquired 3 properties from Clwyd Alyn as part of an emerging wider regeneration project on the Holway estate.</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. 	It has been agreed with Council Tax to advertise the houses into home loan scheme by inputting a leaflet in the council tax bills 2023/24 which will be sent to every property in the authority
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>Provision of Financial Support Through the use of the use of the loan scheme since;</p> <p>19/20 – 8 Properties creating 18 Units of accommodation 20/21 – 7 Properties creating 9 Units of accommodation 21/22 – 5 Properties creating 10 Units of accommodation 22/23 – 2 Properties creating 2 units of accommodation</p>

Priority 1.4 To increase the supply through the private rented sector (PRS)

Action	Task	Progress
<p>A dedicated PRS team / Officer in the Council</p>	<ul style="list-style-type: none"> • Realign existing staffing resources and expertise to develop an improved PRS offer across Flintshire. 	<p>FCC is still exploring the option of joining the WG Private Sector Leasing Pathfinder scheme which leases private sector properties and makes them available for homeless households.</p> <p>FCC aims to recruit a Landlord Liaison officer and Private Rented Sector (PRS) access officer funded through the Housing Support Grant. These new posts would develop the PRS offer and build relationship with private landlords.</p> <p>The Bond scheme is currently under review. Arc4 consultants have been commissioned to produce a report on the PRS in Flintshire and possible Landlord incentives to help to increase the supply of PRS properties.</p> <p>This reports conclusions and recommendations will inform the review and direction of the Bond scheme. The Welsh Government have agreed to fund the Bond scheme for a further 12 months.</p>
<p>The delivery of a bespoke landlord offer</p>	<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. 	<p>A successful Landlord Forum has taken place on the 16.6.22 and a further Forum is scheduled for the 17.11.22.</p>

	<ul style="list-style-type: none"> • 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 is currently under review. Arc4 consultants have been commissioned to produce a report on the PRS in Flintshire and possible Landlord incentives to help to increase the supply of PRS properties.</p> <p>The conclusion and recommendations of this report will inform the review and reconfiguration of the Bond scheme and offer.</p> <p>The Bond scheme continues to be funded by the WG for a further 12 months. When FCC recruits a Landlord Liaison officer and PRS access officer funded through the Housing Support Grant these new posts will develop the Private Rented Sector offer and build relationships with Private Landlords.</p>
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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 build programmes	<ul style="list-style-type: none"> • Requiring higher numbers of single person accommodation and larger properties as part of all new build developments. 	The Local Authority Prospectus prioritises the need for single person accommodation and highlights the growing need for smaller and for some

	<ul style="list-style-type: none"> • Continuous assessment of priorities and regular updates 	<p>larger properties. We are attempting through the Local Authority Prospectus to ensure that we are meeting recognised need and demand. For example around 80% of our housing register require 1 or 2 bed accommodation and our PDP programme aims to deliver 70% smaller 1 and 2 bedroom homes</p> <p>Evidence of housing need is obtained via the Social and Affordable housing registers and 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. 	<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</p>

	<ul style="list-style-type: none"> • Considering the appropriateness of different delivery methods such as self-build/custom build and co-operative approaches to meet the need. 	<p>modular construction is being explored on sites that are suitable and viable.</p> <p>FCC is exploring off site construction viability with a view to improving cost and or programme.</p>
Strategic acquisitions	<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>2022/23 Social Housing Grant funding has been allocated via this year's PDP to fund two property acquisitions in partnership with First Choice Housing Association.</p> <p>These properties will help people who need specialist adapted accommodation and whom cannot be easily housed within the existing housing stock.</p> <ul style="list-style-type: none"> • Partners are encouraged via the PDP Partners meetings to utilise Social Housing Grant to acquire individual properties. In addition the Local Authority Prospectus and Specialist Housing register identifies need where there is a specific need which is either urgent or cannot be met through current stock.

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. 	<p>The recruitment of one additional Occupational Therapist (OT) to assist the Housing register and Adaptations teams will build capacity and free up resources.</p> <p>Once an additional OT is in place a review of the options for delivery can then take place, with the aim of providing a better coordinated approach across the different service area's in Flintshire that provide adaptations and support for people with disabilities.</p>
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. 	<p><u>Specialist Housing Register</u> 10 applicants were rehoused from the SHR during 2021/22.</p> <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. One Occupational Therapist is to be interviewed before the end of November 2022. The Commissioning Manager and</p>

	<ul style="list-style-type: none"> • 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>Housing register Team leader are to clarify the ongoing need, duties, Job role and responsibilities in respect of an additional Specialist Housing support officer.</p> <p>There are regular meetings with Phil Forbes, Development Manager Supported Housing (Mental Health) Regional Housing Support Collaborative Group (RHSCG).</p> <p>The Local Authority Prospectus prioritises the need for Specialist housing provision on Social housing Grant funded schemes. Funding has been allocated via the PDP for 2 Specialist housing schemes.</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 	The Accommodation and Support Group meets regularly to identify opportunities

<p>with complex health needs</p>	<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.	<p>to address priority groups. The Local Authority Prospectus prioritises the need for accommodation for specific client groups.</p> <p>Phil Forbes, Development Manager Supported Housing (Mental Health) Health, Regional Housing Support Collaborative Group (RHSCG) and the Housing Support planning group also meet regularly.</p> <p>The Homeless prevention team and Commissioning Manager for Support services also met with Public Health Wales on the 19.10.22 to discuss vaccination outreach activities and how FCC can support Flu and Covid vaccine take up in Homeless and Supported settings.</p> <p>Glan Y Morfa scheme is completed.</p>
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	<ul style="list-style-type: none">• Working with the Homeless Prevention team to inform provision and identify best practice	<p>The Accommodation and Support Group meets regularly to identify opportunities to address priority groups. The Local Authority Prospectus prioritises the need for accommodation for specific client groups.</p> <p>The Development Manager, Supported Housing (Mental Health) Health, Regional Housing Support Collaborative Group (RHSCG) & Housing support planning group also meet regularly.</p> <p>The homeless prevention team and Commissioning Manager for Support services also met with Public Health Wales on the 19.10.22 to discuss vaccination outreach activities and how FCC can support for Flu and Covid</p>
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		vaccine take up in homeless and supported settings.
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 person's 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 ongoing Sheltered Housing Review.</p> <p>There are currently four extra care schemes in Flintshire providing 239 homes. A further Extra Care scheme for circa 60 beds is planned for Buckley. This will increase the provision for Extra Care units to around 300.</p> <p>This will be considered as part of the ongoing Sheltered Housing Review.</p> <p>Housing Strategy team provide comment on demand as per the Local Authority prospectus.</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

		<p>additional seven pitches (pending Local Development Plan Planning Inspector review).</p> <p>Both applications to extend private sites have been approved and are progressing. The extension of Riverside to provide an additional ten pitches has been delayed by LDP review</p>
<p>Provision of a transit site within the County</p>	<ul style="list-style-type: none"> • Identifying and assessing potential sites to deliver a transit site in Flintshire. • Applying for planning permission for transit site and secure Welsh Government Grant to deliver provision. 	<p>Preferred location for a transit site has been submitted via the LDP.</p> <p>As the LDP has yet to be formally adopted we are expecting that the planning Inspectors decision will be received shortly and the adoption of the LDP will take place early 2023.</p>
<p>Management of the Council owned site</p>	<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> <p>We have a site manager from GT community who supports the</p>

				management of site working alongside the Gypsy Traveller Liaison Officer (GTLO)
Output		Timescale	Lead organisation/s	Progress
Deliver the actions identified in the Flintshire Homelessness Local Action Plan		March 2024	Flintshire County Council	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.
Priority 2: Provide support to ensure people live and remain in the right type of home				

			<p>A new Housing Support Programme Strategy plan 2022-2026 has been developed which merges the Housing Support Grant Delivery Plan and local Homelessness Strategy as per the Welsh Government to create an overarching 4 year strategy for housing support and homelessness agendas from April 2022 onward.</p> <p>The development of the Housing Support Programme Strategy plan provides an opportunity to recruit a Project Manager, Strategy and a Strategic coordinator.</p>
Develop a Youth Homeless 'hub'	March 2024	Flintshire County Council	<p>Youth homeless hub is featured as a priority within the Local Authority 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>A Project Manager is 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. There is potential for Social Housing Grant to be for delivery of the accommodation.</p>

			<p>These hubs are still under consideration by the Housing strategy team. Further feasibility work remains underway but no further specific sites have been identified.</p>
<p>Reduce the number of people in temporary accommodation by 50% (33) over the period of the plan</p>	<p>March 2024</p>	<p>Flintshire County Council and RSL Partners</p>	<p>This has not been feasible due to the ongoing effects of the Covid crisis. As part of the Public Health response, all people who were at risk of rough sleeping and or experienced homelessness during the pandemic had to be accommodated.</p> <p>A Rapid rehousing plan is being developed. There has been significant changes in need and increased demand on the Homeless prevention service.</p> <p>As a result numbers in temporary accommodation have significantly increased across Wales. Covid Hardship Funding enabled this rapid response to safeguard people who would otherwise have been at increased risk of harm as a result of homelessness and the coronavirus.</p> <p>As at October 2022 there were 115 households accommodated in emergency/temporary accommodation.</p>

Deliver a transit site for the Gypsy and Traveller Community	March 2022	Flintshire County Council	We are awaiting planning Inspectors decision. As the LDP has yet to be formally adopted it is expected that a decision will be made early 2023.
Deliver one Extra Care during the period of the Strategy	March 2024	Flintshire County Council and RSL Partners	Buckley Extra Care circa 60 units remains on the PDP, hampered by phosphate and other planning issues. In addition the timing of any development will have implications for Social Services Revenue budgets for Extra Care.

Priority 2.1 To reduce homelessness through prevention		
Action	Task	Progress
Work across the region with partners to prevent homelessness	<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. 	<p>The Covid pandemic caused a significant shift in homelessness policy across Wales. Whilst regional work continued the approach had often been very operational based and responsive due to the crisis management phase of managing homelessness during the pandemic.</p> <p>The effects of Covid are still being felt and continue to impact on the Homeless prevention service.</p>

	<ul style="list-style-type: none"> Developing a better understanding of the causes of homelessness to inform the development of the right interventions through collective, regional intelligence gathering. 	<p>Discussions were held with regional partners regarding Housing Support Grant, Homelessness priorities and Covid response, and a needs analysis for housing and homelessness was undertaken. Flintshire's Housing Support Programme Strategy 2022 - 2026 is now in place.</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>Regional Housing Support Grant (RHSG) meetings are held quarterly. Homeless leads meetings are also held across North Wales. This allows for joint working including in relation to Rapid rehousing, each local Authority (LA) has had to develop a Rapid Rehousing plan. FCC is awaiting feedback from the WG in relation to their Rapid Rehousing plan.</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. 	<p>A Local Action Plan has been developed on the back of the robust needs assessment as part of the Housing Support Programme Strategy development.</p>

	<ul style="list-style-type: none"> • Develop preventative measures by providing tenancy support and crisis management to enable the people to sustain their tenancies. 	<p>The housing market and peoples support needs changed significantly due to the pandemic and resources were targeted at the most urgent and necessary intervention at the local level.</p> <p>Additional Housing Support Grant allocation was received to develop more prevention activities, whilst also managing the high caseloads and numbers of people who were at risk of homelessness, and in homeless accommodation throughout the course of the pandemic. Various other funding has been also been allocated. This work continues and Rapid Rehousing launch events, workshops and various other events are planned.</p>
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Priority 2.2 To reduce the demand for temporary accommodation		
Action	Task	Progress
Provide suitable accommodation to meet the needs of homeless	<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 	<p>As outlined elsewhere, demand for temporary accommodation rose significantly due to the public health response to the Covid pandemic and temporary accommodation numbers have increased significantly across Wales.</p> <p>Utilising alternative models of temporary</p>

	<p>including emergency beds and support services.</p> <ul style="list-style-type: none"> • Working closely with Housing Strategy and development partners to inform the delivery of flexible and suitable accommodation. 	<p>accommodation was necessary including the remodeling of the Glanrafon Night Shelter into a 24-7 Homeless hub and taking on other properties for additional temporary housing. Reliance on B&B and hotels continues to be necessary and funding was provided by Welsh Government for the first 6 months of 2022/23 to assist with this. The Housing First project continues.</p> <p>Significant challenges remain including;</p> <ul style="list-style-type: none"> • Shortage of 1 bed accommodation as demand remains high • Covid and the ongoing effects • Renting Homes Wales act 2016 • Landlords exiting the PRS • “No one left out” scheme • Challenges in ensuring tenancies are sustained • Challenges relating to recruitment and retention of staff <p>Further feasibility work remains underway but no further specific sites have been identified.</p>
<p>Increase availability of</p>	<ul style="list-style-type: none"> • Undertake a review of the existing stock and explore options for increasing supply of move on accommodation. 	<p>The Council are in the process of completing internal and external stock</p>

Priority 2.3 To provide the right type of support for the most vulnerable people		
Action	Task	Progress
move on accommodation	<ul style="list-style-type: none"> • Ensure commissioning priorities incorporate the necessary support required to sustain tenancies. 	<p>condition surveys for all HRA properties. This will inform our investment programmes and will also identify any properties/assets that require further option appraisals based upon their condition, suitability and investment requirements</p> <p>The Welsh Government developed a high level action plan designed to end homelessness. A key pillar within the plan was for Wales to move to a Rapid rehousing approach. This model will be adopted and will lead to a significant shift and change within homelessness and housing services.</p> <p>Local Authorities were tasked with developing Rapid Rehousing Transition plans by the end of 2022 to address the issue of move on accommodation and commissioning priorities will now be addressed through this plan and the Housing Support Programme Strategy.</p>

<p>Strategic commissioning of support services</p>	<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>As referenced above, a new Housing Support Programme Strategy has been developed which merges 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 agenda's from 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.</p> <p>The Learning Disability (LD) Transformation team have audited the need for accommodation amongst those who are currently placed out of area and those young people coming up through Transition who are likely to need somewhere to live within the next 4 years. The reason this was done is because the North Wales LD Strategy says the housing need for people with LD is likely to increase significantly by 2035, hence a need to plan for more placements.</p> <p>The figures collated across the region</p>
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		<p>show the current need for urgent additional placements is 176 people. A conservative aggregated estimate of the additional cost of these placements would be £18.3 to £25m m per year across the region. This number identifies the additional placements needed and does not necessarily include all those identified on Specialist housing needs lists who are or will be considered through matching to current vacancies, etc. Those figures are constantly changing as moves are made.</p> <p>The additional need identified in FCC as at 14.10.22 is;</p> <ul style="list-style-type: none">• 12 adults are noted as having priority needs. (6 amber and 6 red)• 17 young people identified as needing accommodation or at high risk of breakdown between now and 2027. <p>The existing needs being addressed via accommodation panel are 48 individuals with LD</p> <ul style="list-style-type: none">• The Regional collaboration unit are working to ensure the new
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		<p>Housing with Care capital fund is fully utilised to meet the needs of this cohort. One application has been made by First Choice housing to part fund a supported living development in Holywell Rd Ewloe.</p> <ul style="list-style-type: none">• The programme sponsor, Neil Ayling has worked with Clwyd Alyn Housing to maximize opportunities on sites that are currently being developed. Properties are being looked at in the Northern Gateway development and Buckley.• Thirdly, FCC have existing developments that will help meet this need, however lack of support available in the community is hindering the move into the existing void stock. <p>As at 10.6.22 the number of children/young adults who may require supportive living for the period 2020-2025 is;</p> <p>41 children/young adults, 8 of these require “residential” and 33 will require shared supportive living.</p>
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<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 was significant. Positive relationships have been developed with various agencies such as Betsi Cadwaladr University Health Board (BCUHB) in respect of COVID immunisation programmes and how FCC could help facilitate the immunisation of vulnerable people living in temporary/emergency accommodation.</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> <p>The ability to further develop services via the Housing Support Programme Strategy is impaired by challenges in recruiting and retaining skilled staff. This presents obstacles and challenges for both Local Authorities and the Welsh Government whilst the Sector seeks to find solutions so as to overcome and mitigate these challenges.</p>
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Priority 2.4 To provide a range of financial and social support		
Action	Task	Progress
Ensuring a range of financial products to support people to access and remain in their home	<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. 	<p>Affordable ownership products are provided via Section 106 planning contributions and in partnership with RSL's on suitable developments. Affordable ownership properties are marketed via Tai Teg when available for application.</p> <p>As previously referenced above a range of prevention activities have been developed and will continue to be explored to help people to avoid homelessness. If despite intervention 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 have been identified for Bonds, Rent In Advance and Deposits through the Homeless Service. This is in addition to funding such as Discretionary Housing payments.</p> <p>Various Welsh Government funding has</p>

	<ul style="list-style-type: none"> • Develop access to affordable starter furnishing packages. • Provide financial management advice and access to financial products with the aim of reducing the risk of rent arrears / eviction. 	<p>enabled the Homeless Service to provide assistance such as Homestarter packs.</p> <p>Generic and Financial Housing Support services can be accessed via the Housing Support Gateway. Referrals to the Service may be made by Social Workers, Health Professionals, or any other Professional from Agencies (with permission of the individual/s) in addition to self-referrals.</p>
<p>Develop a range of innovative support to address key barriers</p>	<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 is required through the development of the Local Action plan for the Housing Support Programme Strategy.</p> <p>This project is ongoing, progress has stalled due to Covid and ongoing operational pressures.</p> <p>During the pandemic excellent joint working was achieved with Flintshire Furniture Recycle Project to enable the provision of fully furnished temporary accommodation units when capacity within homeless accommodation has grown significantly.</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

Action	Task	Progress
<p>Review the SARTH to understand the housing needs of older people in social housing</p>	<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. 	<p>Further work is required with partners to develop localised plans and strategies to meet the needs of older people within social housing across Flintshire. The Local Authority Prospectus identifies the need for one additional Extra Care scheme at Buckley which is likely to be supported with Social Housing Grant funding.</p> <p>FCC's sheltered housing review will be a significant piece of work in regards to this.</p> <p>The Council are in the process of completing internal and external stock condition surveys for all HRA properties. This will inform our investment programmes and will also identify any properties/assets that require further option appraisals based upon their condition, suitability and investment requirements.</p>

	<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>This work has yet to be completed and will be raised at the SARTH operational meeting 6.12.22.</p>
<p>Develop an understanding of the wider housing requirements for older people</p>	<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.</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> <p>As referenced earlier the Council are in the process of completing internal and external stock condition surveys for all HRA properties. Once the internal and external stock condition surveys for all HRA properties have been undertaken and a full analysis of the stock has been undertake then further consultations</p>

				will take place with interest groups to identify key issues, barriers and potential opportunities for an action plan.
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	This may include a review of tenancy support and the potential use of incentives to encourage downsizing where appropriate. Improvements are being made to fuel poor homes, including tariff switching advice, the installation of fuel efficient heating systems and improvements to Household EPC ratings. Households are provided with energy efficiency advice and referrals to other support agencies as needed. 1198 households have received support since 01/10/2021.
Priority 3: Improve the quality and sustainability of homes				
				Notwithstanding the work of the Council and partner agencies, fuel poverty is expected to rise in response to unprecedented energy costs. A stock condition survey will need to be completed to determine the County's fuel poverty ratio.

			<p>The Housing Support Grant fund the Warm Wales project named Healthy Homes, Healthy People.</p>
<p>Complete the Welsh Housing Quality Standard programme by 100%</p>	<p>March 2021</p>	<p>Flintshire County Council and RSL Partners</p>	<p>The Council achieved WHQS compliance in December 2021 and are now in the maintenance phase of this investment programme.</p> <ul style="list-style-type: none"> • Clwyd Alyn achieved WHQS compliance in March 2017, this has been maintained. • Wales and West has maintained WHQS. Number of units with an Acceptable Fail = 8 • Grwp Cynefin (GC) state 100% of homes have passed the WHQS subject to acceptable fails (latest Annual report 2021/2022). As per GC Corporate Plan 2019/24 GC have an investment programme which aims to reduce its number of acceptable fails to ensure tenants live in good quality affordable homes.

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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. 	Private sector loans are available for owner occupiers to support schemes that provide funding for new central heating and property improvements. This is a Welsh Government loan which is available at a zero percent interest rate. 15 loans have been arranged since October 2021, there is an expectation that the use of the loans will increase as new funding streams are starting to commence, such as Eco4 which started July 2022 and the next phase of Warm Homes funding which is expected to start before the end of December.
Gas infill programme for social housing properties that are off-gas	<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. 	The Domestic Energy Efficiency Team currently provides the Housing Asset Service with various support services including but not limited to, Project Management, Solar PV installations, Planned Heating and Renewable

		<p>installations and EPC surveys for all HRA properties.</p> <p>The Domestic Energy Efficiency Project Team no longer supports a gas infill programme, however Flintshire Council does have a contract with Wales and West Utilities to administer the distribution of gas connection vouchers, aimed at supporting households without a gas mains connection. Between April 2021 and October 2022 the scheme has provided 250 gas vouchers to individual households.</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>As referenced above the Domestic Energy Efficiency Team currently provides the Housing Asset Service with various support services including but not limited to, Project Management, Solar PV installations, Planned Heating and Renewable installations and EPC surveys for all HRA properties.</p> <p>The Domestic Energy Efficiency Project Team work in partnership with the Housing department to deliver the Optimized Retrofit Programme, utilise Flintshire Council energy crisis fund, and work in partnership with utility companies to maximise household</p>

		<p>benefits from the installation of new, efficient heating systems, insulation and the use of renewable energy. New funding streams, such as Eco4 which started July 2022 and the next phase of Warm Homes funding, will help ensure that Flintshire Council is contributing towards a reduction in fuel poverty and the carbon footprint across the county.</p>
<p>Deliver the Warm Homes Fund</p>	<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. 	<p>As referenced above The Domestic Energy Efficiency Team currently provides the Housing Asset Service with various support services including but not limited to, Project Management, Solar PV installations, Planned Heating and Renewable installations and EPC surveys for all HRA properties.</p> <p>The Warm Homes Fund programme was drawn to a successful conclusion in 2021 having supported 658 households. The Council has submitted an application for further funding, particularly targeting the installation of air source heats pumps and awaits final approval.</p> <p>Although the Warm Homes project finished at the end of December 2021. Warm Wales are still providing support to Flintshire residents but not via</p>

		<p>funding from the Warm Homes Fund. This project is now part of the Healthy Homes Healthy People project.</p> <p>Support was provided as part of the Warm Homes Fund Category Three support from Warm Wales- A total of £975,676.29 has been saved since the start of the project in January 2018. Warm homes project have engaged with a total of 3469 households since January 2018. Total number of visits/ support calls since January 2018 is 1467 visits.</p> <p>Warm Wales is part of 2025 looking at fuel poverty and affordable warmth and the wider cost of living support, this is still being led by Joanna Seymour Head of Partnerships, Development and Delivery for Warm Wales who previously worked for Flintshire County Council.</p>
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. 	The ARBED programme concluded in 2021

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

Action	Task	Progress
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<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>The HSG funds a Healthy Homes and Healthy People project to provide support to improve the homes of all people. It is tenure neutral so it is open to all.</p>
<p>Rent Smart Wales</p>	<ul style="list-style-type: none"> • Work with Landlords to promote Rent Smart Wales and improve the standards of the private rented stock. 	<p>When a Private rented sector team is established as outlined in 1.4, further work will be done to promote Rent Smart Wales. Currently Homeless officers liaise and provide signposting to Landlords. A Landlord forum took place on the 16.6.22 where Simon White, Head of Housing Strategy, Welsh Government the architect of the Renting Homes Wales Act 2016 presented an overview of the Legislation. A further Landlord forum is scheduled for 17.11.22 and Simon will be available to answer any questions.</p>

<p>Priority 3.3 Completing the WHQS programme by 2020 across all social housing stock</p>		
<p>Action</p>	<p>Task</p>	<p>Progress</p>
<p>The Council stock</p>	<ul style="list-style-type: none"> • Complete environmental improvements by 2020 and identify funding to undertake the external works. 	<p>The Council achieved WHQS compliance in December 2021 following Welsh Governments extension to the original 2020 deadline.</p>

		<p>We are now in the maintenance phase of this investment programme.</p> <p>The Council completed a high percentage of external stock condition surveys which will prioritise any immediate works accordingly. Future funding requirements are also being identified and these will be captured through our Business Planning arrangements.</p>
<p>Housing Association partners' stock</p>	<ul style="list-style-type: none"> • Complete environmental improvements by 2020. 	<ul style="list-style-type: none"> • 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 acceptable fails. Clwyd Alyn has taken the decision alongside Welsh Government and Gwynedd Council to re develop the Polish Housing Society scheme a planning application for the re development has been submitted but waiting determination, once redeveloped homes will comply with WDQR • Wales and West Housing (WWH) provided the following

overview;

1. Flintshire area only
2. Major Works started between 01/10/2021 & 30/09/2022
3. Cambria work based on Original Estimate

Major Works

4. Total value of work including Physical Adaptation Grants (PAG's) - £559k
5. Number of kitchens replaced – 20
6. Number of bathrooms replaced – 2
7. Number of external doors replaced – 2
8. Number of roofs replaced – 1 communal flat roof at extra care scheme
9. Number of PAG's delivered- 12 (£53k)
10. Petit House- EWI, Solar PV & Battery Storage - £257k – Due to start Q4 2022 (Not included in above £)
11. Sydney Hall Court -Scheme end equipment replacement - £39k -

		<p>Completed Q3 2021 (Not included in above £)</p> <p>WHQS</p> <p>12. WHQS maintained</p> <p>13. Number of units with an Acceptable Fail – 8</p> <p>Residents choice x 1 (No bathroom extract fan – Bathroom replacement planned 2023)</p> <p>Physical Constraints x 7 (Gardens)</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: <ul style="list-style-type: none"> (i) The Council's HRA budget (ii) Private sector Disabilities Funding Grant; (iii) Care and Repair, ENABLE for minor and major adaptations for those in the private sector; (iv) 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	<ul style="list-style-type: none"> Pull together a range of data from all partners to establish 	

on the demand for adaptations	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 resident's 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. 	Modern Methods of Construction is a priority and featured within WDQR 2021. Therefore all new affordable housing schemes will be built using

	<ul style="list-style-type: none">• 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>MMC and utilising construction methods that minimise environmental impact.</p> <p>As above</p> <p>Homelessness Phase 2 Capital funding will deliver 6 units for Homeless households. These have been built using MMC (Park Lane x 4 units and Duke Street x 2 units). Anticipated completion in November/December 2022.</p>
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