

# Pecyn Dogfen Gyhoeddus



Swyddog Cyswllt:  
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At: Cyng Ian Dunbar (Cadeirydd)

Y Cynghorwyr: Helen Brown, Geoff Collett, David Cox, Ron Davies, Adele Davies-Cooke, Mared Eastwood, Veronica Gay, Ray Hughes, Dennis Hutchinson, Brian Lloyd a Kevin Rush

14 Ionawr 2021

Annwyl Gynghorydd,

**RHYBUDD O GYFARFOD ANGHYSBELL**  
**PWYLLGOR TROSOLWG A CHRAFFU CYMUNED, TAI AC ASED AU**  
**DYDD MERCHER, 20FED IONAWR, 2021 10.00 AM**

\* Sylwer y bydd yna sesiwn friffio ar Dai yn Gyntaf ar gyfer aelodau'r Pwyllgor, o 9am tan 10am \*

Yn gywir

Robert Robins  
Rheolwr Gwasanaethau Democrataidd

Sylwch: Oherwydd y cyfyngiadau presennol ar deithio a'r gofyniad am gadw pellter corfforol, ni chynhelir y cyfarfod hwn yn y lleoliad arferol. Bydd hwn yn gyfarfod rhithiol a bydd 'presenoldeb' yn gyfyngedig i Aelodau'r Pwyllgor yn unig. Bydd y cyfarfod yn cael ei recordio.

Os oes gennych unrhyw ymholiadau, cysylltwch ag aelod o'r Tîm Gwasanaethau Democrataidd ar 01352 702345.

## R H A G L E N

### 1 YMDDIHEURIADAU

**Pwrpas:** I dderbyn unrhyw ymddiheuriadau.

### 2 DATGAN CYSYLLTIAD (GAN GYNNWYS DATGANIADAU CHWIPIO)

**Pwrpas:** I dderbyn unrhyw ddatganiad o gysylltiad a chynghori'r Aelodau yn unol a hynny.

### 3 COFNODION (Tudalennau 5 - 10)

**Pwrpas:** I gadarnhau, fel cofnod cywir gofnodion y cyfarfod ar 16 Rhagfyr 2020.

### 4 RHAGLEN GWAITH I'R DYFODOL A OLRHAIN GWEITHRED (Tudalennau 11 - 20)

Adroddiad Community and Education Overview & Scrutiny Facilitator -

**Pwrpas:** I ystyried y flaenraglen waith Pwyllgor Trosolwg a Chraffu Cymuned, Tai ac Asedau a rhoi gwybodaeth i'r Pwyllgor o'r cynnydd yn erbyn camau gweithredu o'r cyfarfod blaenorol.

### 5 CYNLLUN BUSNES ARIANNOL 30 MLYNEDD Y CYFRIF REFENIW TAI (CRT) (Tudalennau 21 - 36)

Adroddiad Prif Swyddog (Tai ac Asedau) - Aelod Cabinet dros Dai

**Pwrpas:** I ystyried Cyllideb Cyfrif Refeniw Tai (CRT) ar gyfer 2020/21 a'r Achos Busnes CRT.

### 6 YMGYNGHORIAD LLYWODRAETH CYMRU YNGHYLCH Y LLAWLYFR REFENIW TAI ARFAETHEDIG (Tudalennau 37 - 42)

Adroddiad Prif Swyddog (Tai ac Asedau) - Aelod Cabinet dros Dai

**Pwrpas:** Ceisio adborth y Pwyllgor Craffu ar y Llawlyfr Refeniw Tai er mwyn ein cynorthwyo i ymateb i ymgynghoriad Llywodraeth Cymru.

### 7 DIWEDDARIAD STRATEGAETH TAI (Tudalennau 43 - 78)

Adroddiad Prif Swyddog (Tai ac Asedau) - Aelod Cabinet dros Dai

**Pwrpas:** I ddarparu diweddariad ar y Strategaeth Tai.

**8** **ADRODDIAD CYNNYDD Y RHAGLEN TAI AC ADFYWIO STRATEGOL (SHARP)** (Tudalennau 79 - 92)

Adroddiad Prif Swyddog (Tai ac Asedau) - Aelod Cabinet dros Dai

**Pwrpas:** Darparu'r wybodaeth ddiweddaraf i'r Pwyllgor Craffu ar Raglen Tai ac Adfywio Strategol y Cyngor.

**9** **CYNLLUN Y CYNGOR 2020/21** (Tudalennau 93 - 108)

Adroddiad Prif Weithredwr - Aelod Cabinet dros Reolaeth Gorfforaethol ac Asedau, Aelod Cabinet dros Dai

**Pwrpas:** Ystyried Cynllun arfaethedig y Cyngor ar gyfer 2020/21 gan ganolbwyntio'n bennaf ar bortffolio(s) priodol y Pwyllgor.

**DEDDF LLYWODRAETH LEOL (MYNEDIAD I WYBODAETH) 1985 - YSTYRIED GWAHARDD Y WASG A'R CYHOEDD**

Mae'r eitem a ganlyn yn cael ei hystyried yn eitem eithriedig yn rhinwedd Paragraff(au) 14 Rhan 4 Atodiad 12A o Ddeddf Llywodraeth Leol 1972 (fel y cafodd ei diwygio)

Budd y cyhoedd mewn atal y wybodaeth yn drech na'r buddiant wrth ddtgalu'l wybodaeth nes bod y trefniadau masnachol wedi eu cwblhau.

**10** **CYNLLUN BUSNES CARTREFI GOGLEDD DDWYRAIN CYMRU 2020/2049** (Tudalennau 109 - 126)

Adroddiad Prif Swyddog (Tai ac Asedau) - Aelod Cabinet dros Dai

**Pwrpas:** I ystyried y Cynllun Busnes NEW Homes.

Mae'r dudalen hon yn wag yn bwrpasol

# Eitem ar gyfer y Rhaglen 3

## **COMMUNITY HOUSING & ASSETS OVERVIEW & SCRUTINY COMMITTEE** **16 DECEMBER 2020**

Minutes of the meeting of the Community, Housing & Assets Overview & Scrutiny Committee of Flintshire County Council held as a remote attendance meeting on Wednesday, 16 December 2020

### **PRESENT: Councillor Ian Dunbar (Chairman)**

Councillors: Geoff Collett, Ron Davies, Adele Davies-Cooke, Mared Eastwood, Veronica Gay, Dennis Hutchinson Kevin Rush, Robert Davies, Paul Shotton and Ray Hughes

**APOLOGY:** Councillor Brian Lloyd

**SUBSTITUTE:** Councillor George Hardcastle (for Helen Brown)

**ALSO PRESENT:** Councillors: Rob Davies, Patrick Heesom and Paul Shotton attended as observers

**CONTRIBUTORS:** Councillor Dave Hughes, Cabinet Member for Housing; Councillor Billy Mullin, Cabinet Member for Corporate Management; Chief Executive; Chief Officer (Housing & Assets), Housing & Assets Senior Manager, Housing Strategy Officer – Housing and Assets, Housing & Prevention Senior Manager, Benefits Manager, Housing Manager and Revenues Manager

Angie Eardley, Community Investment Manager, Wates Construction Limited attended for Minute Number 22

**IN ATTENDANCE:** Community & Education Overview & Scrutiny Facilitator and Electoral Services Officer

## **18. DECLARATIONS OF INTEREST (INCLUDING WHIPPING DECALRATIONS)**

None

## **19. MINUTES**

Councillor George Hardcastle referred to page 10 of the minutes and asked for confirmation that the Tenants Federation would be consulted on the review of sheltered housing stock. The Chief Officer (Housing & Assets) explained that the Council would continue to engage with the Tenants Federation.

In response to a question from Councillor Veronica Gay, the Chief Officer commented that officers would work with public protection in identifying any Council Houses of Multiple Occupancy. He then sought clarification on comments made in a previous meeting by Cllr Veronica Gay where she had implied that some Council Houses in Saltney were being used as HMO, Cllr Gay clarified that the previous comment referred to former Council houses.

The minutes of the meeting held on 4 November, 2020 were moved as a correct record by Councillor Ron Davies and seconded by Councillor Kevin Rush.

**RESOLVED:**

That the minutes be approved as a correct record and signed by the Chairman.

**20. EMERGENCY SITUATION BRIEFING (VERBAL)**

The Chief Executive provided a short update on the emergency situation. He explained that Ysbyty Enfys in Deeside would now double up as a mass vaccination centre by the 4<sup>th</sup> January 2021 and added that some 3000 people had already been vaccinated in Flintshire which included care workers. He said that they were currently looking at updating the traffic management around the site in preparation. He also reported that work was being undertaken to identify an additional vaccination site in Mold and commented on the success of the Covid testing walk-in centre at the Civic Hall, Connah's Quay.

The Chief Executive, commented on the First Ministers Coronavirus Alert Level in Wales and added that it was expected to rise to alert level 4 after Christmas. He clarified what services would remain open as normal at level 4, which included Recycling Centres/Household Waste and Parks. An update on schools would be given at a later date.

The Committee thanked the Chief Executive for all the updates.

**RESOLVED:**

That the verbal update be noted.

**21. FORWARD WORK PROGRAMME & ACTION TRACKING**

The Facilitator presented the latest Forward Work Programme and Action Tracking report.

The Facilitator informed the Committee that the regular Emergency Situation updates would not be included on future Agendas as Members would continue to receive weekly updates from the Chief Executive. She also reported that the Recovery Strategy update, which had been a regular item on the Agenda, was currently under review and would now be presented to the Committee quarterly.

Two additional meetings had been added to the schedule of meetings as shown on the forward work programme and the Facilitator would liaise with the Chairman and officers following the meeting to identify reports for the meetings in February and May, 2021.

The Facilitator also reported that all actions arising from the last meeting had been completed as shown at Appendix 2 of the report.

The recommendations outlined within the report were moved by Councillor Kevin Rush and seconded by Councillor Geoff Collett.

**RESOLVED:**

- (a) That the Forward Work Programme be noted;
- (b) That the Facilitator, in consultation with the Chair of the Committee, be authorised to vary the Forward Work Programme between meetings, as the need arises; and
- (c) That the progress made in completing the outstanding actions be noted.

**22. STRATEGIC HOUSING & REGENERATION PROGRAMME – COMMUNITY BENEFITS**

The Chairman welcomed Angie Eardley, Community Investment Manager, Wates Construction Limited, to the meeting who provided a detailed presentation on the following:-

- Local Skills and Employment & Community funding;
- Training weeks on site;
- Job creation;
- Support for local jobseekers through the Flintshire Communities for work team;
- Community donations through the Wates Family Enterprise Trust and local fundraising; and
- Meet The Buyer and Meet the Social Enterprise events to grow local companies

The Chairman praised Wates for all their help and support with regards to on site training and local community support.

The recommendation outlined within the report was moved by Councillor Ray Hughes and seconded by Councillor Ron Davies.

**RESOLVED:**

That the content of the Community Benefits Performance Summary produced by Wates for the period April 2019 to March 2020 be endorsed.

**23. WELFARE REFORM UPDATE**

The Benefits Manager introduced an update on the impacts that Universal Credit 'Full Service' and other welfare reforms were having on Flintshire residents and the work that was ongoing to mitigate this and support households.

Flintshire County Council, together with its partners, had been working to mitigate the full impacts of welfare reform from falling upon vulnerable Flintshire residents, and the report outlined how this would continue to be managed under the provision of the Welfare Reform and Work Act 2016.

The Benefits Manager provided an update on the impacts that welfare reform continued to have on Flintshire residents and the work that was ongoing to mitigate this and support these households, as outlined within the report.

In response to a question from Councillor Ron Davies, the Benefits Manager explained that the intention of the Carer's Bonus Payment was for all eligible carers to receive and benefit from the full £500 payment, however, HMRC confirmed that payments were regarded as earnings and would be liable for tax, national insurance contributions and student local repayments. Councillor Ron Davies outlined his disappointment that the payments were liable for tax and national insurance.

The Chairman asked that the thanks of the Committee be passed to the whole team for the work being undertaken to support Flintshire's most vulnerable people.

The recommendation outlined within the report was moved by Councillor Ron Davies and seconded by Councillor Mared Eastwood.

### **RESOLVED:**

That the Committee support the ongoing work to manage the impacts that Welfare Reforms have and would continue to have upon Flintshire's most vulnerable households.

## **24. HOUSING RENT INCOME**

The Chief Officer (Housing & Assets) introduced the operational update on rent collection and rent arrears for 2020/21.

The Revenues Manager advised that the total rent arrears in 2020/21, up to week 34 (23/11/2020) was £2.49m, compared to £2.31m at the same point in 2019/20. The Rent Income service continued to fully support tenants and ensure intervention and regular communication was maintained to prevent further legal action being taken to ensure tenants met their payment obligations.

The Covid-19 emergency situation had impacted on the ability of some tenants to pay on time, however, in cases where tenants did not engage or pay, despite all of the offers of help and support, the service was no re-activating rent recovery, including through the courts where necessary, to ensure tenants kept to the terms of their tenancy agreements.

The Revenues Manager provided a detailed presentation which covered the following areas:-

- Re-cap on Rent Arrears over the decade;
- Recap -2019/20 Rent Collection outturn;
- 19/20 and the 20/21 impacts;
- Tenants claiming Universal Credit;
- Rent Collection: 20/21 Latest Position (to week 36);
- Movement in Arrear levels (Apr to Nov);
- Rent Arrears -the local and national challenges;



- Current Tenant Arrears % by LA (anonymised);
- Recovery Planning for 20/21 and 21/22

The Cabinet Member praised the investment in the in Mobyssoft 'Rent Sense' Software which had assisted officers in identifying tenants early to provide support and assistance.

Councillor George Hardcastle asked if a breakdown of the levels of rent arrears for tenants above £5,000 could be provided together with information on the highest figures of rent arrears. It was agreed that this information be circulated to Members confidentially following the meeting.

The recommendation outlined within the report was moved by Councillor Ron Davies and seconded by Councillor Adele Davies-Cooke.

**RESOLVED:**

That the latest financial position for rent collection in 2020/21, as set out within the report, be noted.

**25. ANTI-SOCIAL BEHAVIOUR POLICY**

The Chief Officer (Housing & Assets) introduced the Anti-Social Behaviour Policy which fulfilled the legal requirement of the Housing Act 1996 and was designed to give a clear statement of the approach Flintshire County Council, as a landlord, would take to address anti-social behaviour within the remit of the Housing Management Team.

The aim of the policy sought to ensure that effective systems were adopted to prevent and minimise instances of anti-social behaviour and to resolve them as early as possible through timely and appropriate interventions.

The Housing Manager reported that the Council worked with internal departments and internal agencies to take any appropriate action and explained that a copy of the policy, attached at Appendix 1 of the report would assist Councillors in signposting any anti-social behaviour issues within their wards.

In response to a question from the Chairman, the Chief Officer explained that the Council was unable to act on anti-social behaviour issues occurring at privately owned properties as this was a Police matter but could act if the issues were affecting neighbouring Council house tenants.

The recommendations outlined within the report were moved by Councillor Ron Davies and seconded by Councillor Kevin Rush.

**RESOLVED:**

That the report be noted.

**26. RECOVERY STRATEGY UPDATE**

The Chief Officer (Housing & Assets) introduced the Recovery Strategy update and advised of the risks which had been amended since the last meeting. The risk trend around Homelessness and its impact on workforce capacity had been increased due to the increase in homelessness presentations. In relation to the backlogged voids impacting negatively on the New Homes Business Plan, this risk had also been increased due to properties taking longer to let due to available appointments to view and void repair delays.

The recommendation outlined within the report was moved by Councillor Mared Eastwood and seconded by Councillor Geoff Collett.

**RESOLVED:**

That the updated Risk Register and Risk Mitigation Actions, as outlined within the report, be noted.

**27. MID-YEAR PERFORMANCE INDICATORS FOR RECOVERY, PORTFOLIO AND PUBLIC ACCOUNTABILITY MEASURES**

The Chief Officer (Housing and Assets) introduced a report to present a summary of performance at the mid-year point relevant to the Committee. The report was an exception based report and therefore focused on the areas of under-performance.

The Benefits Manager assured the Committee that robust measures were in place to allow for the completion of Disabled Facilities Grants (DFG) and that work could continue if residents were comfortable for works to be completed in their home during the emergency situation.

The recommendation outlined within the report was moved by Councillor Ron Davies and seconded by Councillor Geoff Collett.

**RESOLVED:**

That the report be noted.

**28. MEMBERS OF THE PRESS IN ATTENDANCE**

There were no members of the press in attendance.

(The meeting started at 10.00 am and ended at 11.48 a.m.)

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**Chairman**

# Eitem ar gyfer y Rhaglen 4



## COMMUNITY, HOUSING & ASSETS OVERVIEW & SCRUTINY COMMITTEE

<b>Date of Meeting</b>	Wednesday 20 <sup>th</sup> January, 2021
<b>Report Subject</b>	Forward Work Programme and Action Tracking
<b>Report Author</b>	Overview & Scrutiny Facilitator
<b>Type of Report</b>	Operational

### EXECUTIVE SUMMARY

Overview & Scrutiny presents a unique opportunity for Members to determine the Forward Work programme of the Committee of which they are Members. By reviewing and prioritising the Forward Work Programme Members are able to ensure it is Member-led and includes the right issues. A copy of the Forward Work Programme is attached at Appendix 1 for Members' consideration which has been updated following the last meeting.

The Committee is asked to consider, and amend where necessary, the Forward Work Programme for the Community, Housing & Assets Overview & Scrutiny Committee.

The report also shows actions arising from previous meetings of the Community Housing & Assets Overview & Scrutiny Committee and the progress made in completing them. Any outstanding actions will be continued to be reported to the Committee as shown in Appendix 2.

### RECOMMENDATION

1	That the Committee considers the draft Forward Work Programme and approve/amend as necessary.
2	That the Facilitator, in consultation with the Chair of the Committee be authorised to vary the Forward Work Programme between meetings, as the need arises.
3	That the Committee notes the progress made in completing the outstanding actions.

## **REPORT DETAILS**

<b>1.00</b>	<b>EXPLAINING THE FORWARD WORK PROGRAMME AND ACTION TRACKING</b>
1.01	Items feed into a Committee's Forward Work Programme from a number of sources. Members can suggest topics for review by Overview & Scrutiny Committees, members of the public can suggest topics, items can be referred by the Cabinet for consultation purposes, or by County Council or Chief Officers. Other possible items are identified from the Cabinet Work Programme and the Improvement Plan.
1.02	<p>In identifying topics for future consideration, it is useful for a 'test of significance' to be applied. This can be achieved by asking a range of questions as follows:</p> <ol style="list-style-type: none"><li>1. Will the review contribute to the Council's priorities and/or objectives?</li><li>2. Is it an area of major change or risk?</li><li>3. Are there issues of concern in performance?</li><li>4. Is there new Government guidance of legislation?</li><li>5. Is it prompted by the work carried out by Regulators/Internal Audit?</li><li>6. Is the issue of public or Member concern?</li></ol>
1.03	In previous meetings, requests for information, reports or actions have been made. These have been summarised as action points. Following a meeting of the Corporate Resources Overview & Scrutiny Committee in July 2018, it was recognised that there was a need to formalise such reporting back to Overview & Scrutiny Committees, as 'Matters Arising' was not an item which can feature on an agenda.
1.04	It was suggested that the 'Action tracking' approach be trialled for the Corporate Resources Overview & Scrutiny Committee. Following a successful trial, it was agreed to extend the approach to all Overview & Scrutiny Committees.
1.05	The Action Tracking details including an update on progress is attached at Appendix 2.

<b>2.00</b>	<b>RESOURCE IMPLICATIONS</b>
2.01	None as a result of this report.

<b>3.00</b>	<b>CONSULTATIONS REQUIRED / CARRIED OUT</b>
3.01	In some cases, action owners have been contacted to provide an update on their actions.

<b>4.00</b>	<b>RISK MANAGEMENT</b>
4.01	None as a result of this report.

<b>5.00</b>	<b>APPENDICES</b>
5.01	Appendix 1 – Draft Forward Work Programme Appendix 2 – Action Tracking for the Community Housing & Assets OSC.

<b>6.00</b>	<b>LIST OF ACCESSIBLE BACKGROUND DOCUMENTS</b>
6.01	Minutes of previous meetings of the Committee as identified in Appendix 2.  <b>Contact Officer:</b> Ceri Shotton Overview & Scrutiny Facilitator <b>Telephone:</b> 01352 702305 <b>E-mail:</b> <a href="mailto:ceri.shotton@flintshire.gov.uk">ceri.shotton@flintshire.gov.uk</a>

<b>7.00</b>	<b>GLOSSARY OF TERMS</b>
7.01	<b>Improvement Plan:</b> the document which sets out the annual priorities of the Council. It is a requirement of the Local Government (Wales) Measure 2009 to set Improvement Objectives and publish an Improvement Plan.

Mae'r dudalen hon yn wag yn bwrpasol

COMMUNITY, HOUSING & ASSETS OVERVIEW & SCRUTINY FORWARD WORK PROGRAMME

**CURRENT FWP**

Date of meeting	Subject	Purpose of Report	Scrutiny Focus	Report Author	Submission Deadline
<p><b>Tuesday 23<sup>rd</sup> February, 2021</b>  <b>10am</b></p>	<p><b>Flintshire Food Enterprise and the Food Poverty Response</b></p>	<p>To outline the work of the Flintshire Food Enterprise and its response to Food Poverty</p>	<p>Information Sharing</p>	<p>Benefits Manager</p>	
<p><b>Wednesday 10<sup>th</sup> March 2021</b></p> <p style="writing-mode: vertical-rl; transform: rotate(180deg);"><b>Tudalen 15</b></p>	<p><b>Homelessness</b></p> <p><b>Regeneration of Existing Stock</b></p> <p><b>Disabled Facilities Grant (DFG)</b></p> <p><b>Housing Repairs Service procurement of a Dynamic Resource Scheduling System and Review of the Team Leader Job Profile</b></p>	<p>To provide an update on the work undertaken to prevent homelessness across Flintshire.</p> <p>To outline the work being undertaken in regenerating the Council's existing housing stock</p> <p>To provide an update on the ongoing work to improve the service</p> <p>To discuss the option of the purchase and implementation of a mobile Housing Repairs solution incorporating a repairs module, associated licences and Dynamic Resource Scheduler (DRS).</p>	<p>Assurance Monitoring</p> <p>Information Sharing</p> <p>Assurance Monitoring</p> <p>Consultation</p>	<p>Housing and Prevention Senior Manager</p> <p>Housing &amp; Assets Senior Manager</p> <p>Benefits Manager</p> <p>Chief Officer (Housing &amp; Assets)</p>	

COMMUNITY, HOUSING & ASSETS OVERVIEW & SCRUTINY FORWARD WORK PROGRAMME

<p><b>Wednesday 19<sup>th</sup> May 2021 10am</b></p> <p style="writing-mode: vertical-rl; transform: rotate(180deg);">Tuesday 16</p>	<p><b>Empty Homes</b></p>	<p>To provide an overview of the work undertaken by the Empty Homes Service, and outline the new approach Welsh Government is promoting in respect of this area</p>	<p>Information Sharing</p>	<p>Public Protection Manager – Community</p>	
	<p><b>Community Asset Transfer Programme</b></p>	<p>To provide an update on the Community Asset Transfer Programme</p>	<p>Assurance Monitoring</p>	<p>Chief Officer (Housing &amp; Assets)</p>	
	<p><b>NEWydd Cleaning and Catering</b></p>	<p>To provide an update on the Business Plan for NEWydd Cleaning and Catering Services</p>	<p>Assurance Monitoring</p>	<p>Facilities Services Operations Manager</p>	
<p><b>Wednesday 16<sup>th</sup> June 2021</b></p> <p style="writing-mode: vertical-rl; transform: rotate(180deg);">Tuesday 16</p>	<p><b>Housing Rent Income - Year end outturn and latest position for 2021/22</b></p>	<p>To provide the Year end outturn for 2020/21 and an operational update on rent collection and current arrear levels for 2021/22.</p>	<p>Monitoring Assurance</p>	<p>Revenues Manager</p>	
	<p><b>Welfare Reform Update</b></p>	<p>To provide an update on the impact of Welfare Reform on Flintshire Residents.</p>	<p>Monitoring Assurance</p>	<p>Benefits Manager</p>	
	<p><b>Renting Homes (Wales) Act 2016</b></p>	<p>To provide an update on the Renting Homes (Wales) Act 2016 following it becoming fully enacted.</p>	<p>Information Sharing</p>	<p>Chief Officer (Housing &amp; Assets)</p>	



# COMMUNITY, HOUSING & ASSETS OVERVIEW & SCRUTINY FORWARD WORK PROGRAMME

## Items to be scheduled

- **Sheltered Housing Review** – Reports to be submitted to Committee meetings as appropriate and agreed at the Committee meeting held on 4<sup>th</sup> November, 2020.

## REGULAR ITEMS

Month	Item	Purpose of Report	Responsible / Contact Officer
Quarterly / Annual	<b>Performance Reporting</b>	To consider performance outturns for improvement targets against directorate indicators.	Chief Officer (Housing and Assets)  Chief Officer (Planning, Environment and Economy)
Six monthly	<b>Welfare Reform Update – including Universal Credit</b>	To update Members on the impact of Welfare Reform and the cost to the Council.	Benefits Manager
Six monthly	<b>Update on North East Wales Homes &amp; Property Management</b>	To update Members on the work of the North East Wales Homes & Property Management	Housing Strategy Manager
Annually – September	<b>WHQS Capital Programme – Delivery review update</b>	To provide an update on progress of the Welsh Housing Quality Standards (WHQS), that the Council is delivering through its Capital Investment Programme. Report to include information around the use of local labour and number of apprentices and school leavers.	Chief Officer (Housing and Assets)
Quarterly	<b>Update on Housing Rent Income</b>	To provide an update on rent collection and current arrear levels	Revenues Manager

Mae'r dudalen hon yn wag yn bwrpasol

**ACTION TRACKING FOR THE COMMUNITY, HOUSING & ASSETS OVERVIEW & SCRUTINY COMMITTEE**

Meeting Date	Agenda item	Action Required	Action Officer(s)	Action taken	Timescale
16.12.2020	7. Welfare Reform Update	The Chairman asked that the thanks of the Committee be passed to the whole team for the work being undertaken to support Flintshire's most vulnerable households.	Jen Griffiths	The thanks of the Committee have been passed to the whole team.	Completed
16.12.2020	8. Housing Rent Income	Cllr George Hardcastle asked if a breakdown of the levels of rent arrears for tenants above £5,000 could be provided together with information on the highest figure of rent arrears. It was agreed that that this information be circulated to Members confidentially following the meeting.	David Barnes	E-mail detailing this information, circulated to the Committee and Cllr Hardcastle on 12.01.2021	Completed

Mae'r dudalen hon yn wag yn bwrpasol

# Eitem ar gyfer y Rhaglen 5



## COMMUNITY, HOUSING AND ASSETS OVERVIEW AND SCRUTINY COMMITTEE

<b>Date of Meeting</b>	Wednesday 20 January 2021
<b>Report Subject</b>	Housing Revenue Account (HRA) 30 Year Financial Business Plan
<b>Cabinet Member</b>	Cabinet Member for Housing
<b>Report Author</b>	Chief Officer, Housing and Assets
<b>Type of Report</b>	Strategic

### EXECUTIVE SUMMARY

The purpose of this report is to present for consideration and comment the draft HRA 30 year Financial Business Plan and the proposed HRA Budget for 2021/22.

### RECOMMENDATIONS

1	For Scrutiny to review and consider the HRA budget for 2021/22 as set out in the attached appendices.
2	For Scrutiny to review and consider the proposed rent increase of up to 0.68% (plus up to £2).
3	For Scrutiny to review and consider a garage rent increase of £0.20 per week and a garage plot increase of £0.03 per week.
4	For Scrutiny to review and consider freezing for one year an increase in Service Charge recovery.
5	For Scrutiny to review and consider the proposed HRA Capital programme for 2021/22 as set out in Appendix C.

## REPORT DETAILS

<b>1.00</b>	<b>EXPLAINING THE HRA BUSINESS PLAN 2021/22 UPDATE</b>
1.01	<p><b>Considerations</b></p> <p>The HRA is required to produce a 30 year business plan</p> <p>The strategic context for this year's HRA budget setting includes the following:</p> <ul style="list-style-type: none"><li>• To ensure affordability for tenants is at the core of our considerations;</li><li>• Continued drive to ensure all service costs are efficient and that value for money can be achieved;</li><li>• To ensure the treasury management strategy continues to meet the Housing Revenue Account's new and ongoing borrowing requirements;</li><li>• Setting a balanced budget with a minimum of 4% surplus revenue over expenditure;</li><li>• Maximisation of revenue efficiencies to minimise the borrowing required to meet Welsh Housing Quality Standards (WHQS) by 2021;</li><li>• Delivery of new build Council housing.</li><li>• Continued drive to ensure homes are Energy Efficient and explore Decarbonisation</li><li>• Provision of adequate ongoing capital to maintain WHQS levels.</li></ul> <p>The draft business plan is set out in Appendix B and the proposed pressures and efficiencies in Appendix D.</p>
1.02	<p><b>Borrowing</b></p> <p>The deed to terminate the voluntary agreement for the HRA borrowing cap was signed on the 2nd December 2019, it is therefore important that going forward, increased borrowing in the HRA is carefully managed and monitored to ensure that it is sustainable and affordable to the business plan. Work is ongoing with Welsh Government to develop a set of prudential borrowing indicators to enable transparent monitoring of this going forward.</p> <p>The total HRA prudential borrowing proposed to be undertaken in 2021/22 is £12.538m taking our total anticipated prudential borrowing to £142.884m as at 31<sup>st</sup> March 2022.</p> <p>All prudential borrowing is repaid at 2% per year in line with the HRA's Minimum Revenue Provision (MRP).</p> <p>The HRA is part of the single debt pool for the Council, all borrowing for the Council is managed within one pool and the average borrowing rate for the Council is applied to all new borrowing in the HRA. The rate assumed in the Business plan is 3.87%.</p>

1.03	<p><b>Rents</b></p> <p>In December 2019, Welsh Government released the revised rent policy for a 5 year period beginning in April 2020/21.</p> <p>The policy is designed to ensure that affordability for tenants is at the core of our considerations and when setting the rent uplift, landlords should consider value for money and the whole cost of living in a property as part of their rationale for setting rents.</p> <p>The Rent Policy for Social Housing Rents sets out the following:</p> <ul style="list-style-type: none"> <li>• An annual rent uplift of up to CPI+1%, for 5 years to 2024/25 using the level of CPI from the previous September each year. September 2020 was 0.5%.</li> <li>• The level of rents for individual tenants can be frozen or rise by up to an additional £2 over and above CPI+1%, on condition that total rental income collected by the social landlord increases by no more than CPI+1% (1.5%).</li> </ul> <p>The previous Rent policy also set target rents for each type of property to ensure consistency in rent setting, this has been introduced over a number of years on a transitional basis so that tenants paying under target rent would see no more than inflation plus £2 increase per annum.</p> <p>The recommended option would be to apply an overall uplift of 0.68% to all tenants and, in addition, apply the transitional uplift of £2 to tenants who currently pay at least £3 under target rent. The average rents per property type are set out in Appendix A.</p> <p>This ensures that no individual tenant will pay more than the maximum allowed under the policy but continues to move towards readdressing the disparity between those rents under and those at target rent, seeking to make rent charges to all tenants more equitable.</p> <p>The above recommendation would forecast rental income at £37.384m in 2021/22</p>
1.04	<p><b>Garage Rents</b></p> <p>The proposed garage rent increase for 2021/22 is £0.20 per week which takes the garage rent per week to £10.03 (based on 52 weeks), the proposed garage plot increase is £0.03 per week taking the garage plot rent to £1.63 per week.</p> <p>The business plan anticipates income levels of £0.464m for garage and garage plots.</p>

1.05	<p><b>Service Charges</b></p> <p>The rent and service charge policy was introduced by Welsh Government in 2015 and expected all Local Housing Associations (LHA's) to be achieving full cost recovery. This position is consistent with the Councils overarching position which seeks to recover costs for those eligible services it provides to its customers. In relation to this the HRA has been working towards a full cost recovery position for those services subject to a service charge and a transition plan has been in place to ensure that this is achieved.</p> <p>In 2020/21 weekly service charges were increased based on a stepped approach over a two year period with the final phase of the increase to be implemented in 2021/22. It is proposed to delay this final increase and freeze service charges next financial year. The aim of this course of action is to protect tenants who will be experiencing financial difficulty as a result of the pandemic as well as undertaking further work to ensure those services currently subject to service charges are of a high standard and represent value for money.</p>
1.06	<p><b>Capital Programme</b></p> <p>The total proposed capital programme for 2021/22 is £34.835m, summarised in Appendix C.</p> <p>Welsh Government have agreed a one year extension to the Welsh Housing Quality Standard beyond the 2020 deadline for all stock retaining social landlords who have not been able to finalise programmes due to Covid-19. The business plan reflects the revised completion date of WHQS following the granting of the extension.</p> <p>Estate Remodelling capital investment has also been introduced for 2021/22.</p> <p><b>Revised WHQS</b></p> <p>Welsh Government are currently developing the revised standard for WHQS and it is expected that this will not commence until January 2022 at the earliest.</p> <p>The expectation is that there will be two areas of significant change</p> <p style="padding-left: 40px;">Affordable warmth and carbon reduction Measurement and reporting</p> <p>Welsh Government recommend that this is flagged as a developing area and that options are considered in our sensitivity analysis when developing future plans.</p> <p><b>SHARP</b></p> <p>£14.052m has been built into the 2021/22 plan for new Council housing. The programme currently has 8 schemes which will provide an additional 71 properties. One of the pipeline schemes is working in partnership with the Homelessness team to provide much needed Homeless accommodation.</p>



	<p>The business plan also assumes 50 units of new housing will be delivered each year.</p> <p>From 2021/22 Welsh Government will offer Social Housing Grant (SHG) to stock owned authorities calculated using a new Standard Viability Model. The new Model uses standard assumptions to discount income and costs over a set period to calculate the funding gap i.e. the grant allowable for each scheme. The pipeline schemes within the Business Plan have assumed an element of SHG funding.</p> <table border="1"> <thead> <tr> <th><b>Asset Investment Budget Breakdown</b></th> <th><b>£m</b></th> </tr> </thead> <tbody> <tr> <td>Pipeline Schemes</td> <td>7.637</td> </tr> <tr> <td>Schemes agreed in 2020/21 report</td> <td>6.415</td> </tr> <tr> <td><b>Total</b></td> <td><b>14.052</b></td> </tr> </tbody> </table>	<b>Asset Investment Budget Breakdown</b>	<b>£m</b>	Pipeline Schemes	7.637	Schemes agreed in 2020/21 report	6.415	<b>Total</b>	<b>14.052</b>														
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1.08	<p><b>Reserves</b></p> <p>There is a requirement to hold a minimum level of reserves of 3% of expenditure. As the level of financial risk in the HRA is rising due to increased borrowing levels for new build it is recommended that the HRA moves to 4% as a prudent reserve level. This equates to £205.00 per unit.</p> <p>It is also recommended that this is reviewed yearly in line with the HRA's proposed borrowing commitments and prudential debt indicators.</p>																						

<b>2.00</b>	<b>RESOURCE IMPLICATIONS</b>
2.01	The HRA is a ring fenced budget. This HRA budget and Business Plan demonstrates that the council can achieve the WHQS by 2021, can meet service improvement plans and commitments and with prudential borrowing can continue its Council house building programme in 2021.

<b>3.00</b>	<b>IMPACT ASSESSMENT AND RISK MANAGEMENT</b>	
3.01	All households will benefit from the Councils WHQS programme. The impact of the investment planning and efficiencies is being modelled for various customer groups to ensure that there is no disproportionate impact on any groups with protected characteristics.	
3.02	The Business Plan assumes a Welsh Government allocation of Major Repairs Allowance (MRA) for 2021/22 and beyond, however, Welsh Government have indicated that the purpose of the funding will be reviewed in the future.	
3.03	The potential impact of BREXIT on interest rates and inflation has been mitigated by increasing the estimated assumptions included in the business plan.	
3.04	<b>Ways of Working (Sustainable Development) Principles Impact</b>	
	Long-term	Positive – There is a commitment to increase supply to provide the right types of homes in the right location.
	Prevention	Positive – It is our aim to provide support to ensure people live and remain in the right type of home.
	Integration	Positive - Achieving WHQS for all existing council houses and delivering new social housing will contribute to the integration within communities.
	Collaboration	Positive - To deliver in partnership with stakeholders to support positive impacts for all our tenants.
	Involvement	Positive - Communication with tenants, Members and other stakeholders.
	<b>Well-being Goals Impact</b>	
	Prosperous Wales	Positive – Existing social homes are WHQS compliant and meet the changing housing needs. Also Providing good quality new social homes aiming for low/zero carbon. Maximising local employment and training opportunities for local people.
	Resilient Wales	Positive – Developing low / zero carbon homes through modern methods of construction and technologies. Ensuring that all statutory compliance requirements are adhered to.

	Healthier Wales	Positive – Ensuring all existing homes and new homes are fit for purpose and meet the needs of all people.
	More equal Wales	Positive - Provide good quality homes for the most vulnerable people in society.
	Cohesive Wales	Positive – Contributing to attractive, viable and safe communities
	Vibrant Wales	Positive – Ensuring all communities housing needs are supported
	Globally responsible Wales	Positive – The HRA Business Plan will contribute to the improvement of the economic, social, environmental and cultural wellbeing of Wales.

<b>4.00</b>	<b>CONSULTATIONS REQUIRED / CARRIED OUT</b>
4.01	Detailed consultation has been undertaken with tenants and elected members to inform the preparation of the WHQS investment programme.
4.02	Full local consultation is carried out for each new build scheme.

<b>5.00</b>	<b>APPENDICES</b>
5.01	Appendix A – Summary HRA Rent Charges 2021/22.
5.02	Appendix B – Draft 30 Year HRA Financial Business Plan Summary.
5.03	Appendix C – Draft Capital Programme 2021/22.
5.04	Appendix D – Draft Pressures and Efficiencies 2021/22.

<b>6.00</b>	<b>LIST OF ACCESSIBLE BACKGROUND DOCUMENTS</b>
6.01	None.

<b>7.00</b>	<b>CONTACT OFFICER DETAILS</b>
7.01	<b>Contact Officer:</b> Neal Cockerton, Chief Officer (Housing & Assets) <b>Telephone:</b> 01352 702500 <b>E-mail:</b> <a href="mailto:neal.cockerton@flintshire.gov.uk">neal.cockerton@flintshire.gov.uk</a>

8.00	<b>GLOSSARY OF TERMS</b>
8.01	<p><b>Financial Year:</b> the period of 12 months commencing on 1 April 2021</p> <p><b>Revenue:</b> a term used to describe the day to day costs of running Council services and income deriving from those services. It also includes charges for the repayment of debt, including interest, and may include direct financing of capital expenditure.</p> <p><b>Capital expenditure:</b> money spent by the organisation on acquiring or maintaining fixed assets, such as land, buildings, and equipment.</p> <p><b>Budget:</b> a statement expressing the Council's policies and service levels in financial terms for a particular financial year. In its broadest sense it includes both the revenue budget and capital programme and any authorised amendments to them.</p> <p><b>Treasury Management:</b> the Council has adopted the Chartered Institute of Public Finance Accountants (CIPFA) Treasury Management in the Public Services: Code of Practice. Treasury Management is conducted in accordance with the Council's Treasury Management Policy and Strategy Statement and Treasury Management Practices which are both reviewed annually. All borrowing and long term financing is made in accordance with CIPFA's Prudential Code.</p> <p><b>Major Repairs Allowance:</b> Welsh Government grant paid to local authorities in Wales who still manage and maintain their council housing.</p>

## Appendix A

HRA Proposed Average Rent Charges		2021/22			
Property Type	No. of Properties	Target Rent 21/22	Proposed Average 21/22 Transitional Rent	Average Variance to Target Rent	
G1Bedsit	22	£ 73.19	£ 72.00	£ (1.19)	
G1bungalow	12	£ 91.00	£ 88.52	£ (2.48)	
G1Flat	159	£ 82.34	£ 80.96	£ (1.38)	
GNB1Apartment	20	£ 86.45	£ 86.03	£ (0.43)	
G1House	3	£ 91.00	£ 81.17	£ (9.84)	
G2Bungalow	3	£ 101.11	£ 98.48	£ (2.63)	
GNB2Bungalow	8	£ 106.17	£ 105.31	£ (0.87)	
G2Flat	309	£ 91.48	£ 89.97	£ (1.52)	
GNB2Apartment	20	£ 96.06	£ 95.41	£ (0.65)	
G2House	703	£ 101.11	£ 98.11	£ (3.01)	
GNB2House	68	£ 106.17	£ 104.41	£ (1.76)	
G2Maisonette	9	£ 91.48	£ 90.07	£ (1.41)	
G3Bungalow	4	£ 111.23	£ 109.17	£ (2.06)	
G3Flat	34	£ 100.63	£ 98.54	£ (2.09)	
G3Maisonette	1	£ 100.63	£ 99.00	£ (1.63)	
G3House	3,110	£ 111.23	£ 106.03	£ (5.20)	
GNB3House	32	£ 116.79	£ 114.99	£ (1.80)	
G4House	136	£ 121.34	£ 113.65	£ (7.69)	
GNB4House	1	£ 127.40	£ 127.40	£ (0.00)	
G5House	5	£ 131.45	£ 121.01	£ (10.44)	
G6House	6	£ 138.02	£ 127.33	£ (10.70)	
M1Mini Group Bungalow	299	£ 91.00	£ 88.98	£ (2.03)	
M1Mini Group Flat	115	£ 82.34	£ 81.00	£ (1.34)	
M2Mini Group Bungalow	94	£ 101.11	£ 98.29	£ (2.83)	
M2Mini Group Flat	24	£ 91.48	£ 89.78	£ (1.70)	
M3Mini Group Bungalow	1	£ 111.23	£ 109.43	£ (1.80)	
S1Sheltered Bedsit	64	£ 73.19	£ 72.11	£ (1.08)	
S1Sheltered Bungalow	848	£ 91.00	£ 89.01	£ (1.99)	
S1Sheltered Flat	322	£ 82.34	£ 80.99	£ (1.34)	
S1Sheltered House	1	£ 91.00	£ 89.53	£ (1.47)	
S2Sheltered Bungalow	512	£ 101.11	£ 97.69	£ (3.42)	
SNB2Sheltered Bungalow	4	£ 106.17	£ 106.17	£ (0.00)	
S2Sheltered Flat	305	£ 91.48	£ 89.99	£ (1.49)	
S2Sheltered House	1	£ 101.11	£ 96.66	£ (4.45)	
S2Wardens Bungalow	3	£ 101.11	£ 99.47	£ (1.64)	
S2Wardens Flat	4	£ 91.48	£ 89.99	£ (1.49)	
S2Wardens House	1	£ 101.11	£ 99.62	£ (1.49)	
S3Sheltered Bungalow	2	£ 111.23	£ 108.90	£ (2.33)	
S3Wardens Bungalow	15	£ 111.23	£ 102.08	£ (9.14)	
S3Wardens Flat	1	£ 100.63	£ 99.00	£ (1.63)	
S3Wardens House	20	£ 111.23	£ 107.02	£ (4.21)	
S4Wardens Flat	1	£ 109.78	£ 108.00	£ (1.78)	
SO3Shared Ownership Houses	12	£ 111.23	£ 106.03	£ (5.20)	
<b>Total</b>	<b>7,314</b>	<b>£ 101.66</b>	<b>£ 98.05</b>	<b>£ (3.61)</b>	

### Note

G = General Need

GNB = General Needs New Build

S = Sheltered

M = Mini Group (over 55s with no warden service)

SO = Shared Ownership - pro rata to % of ownership

The number equates to the number of bedrooms the property has for example a G3house is a general need 3 bed house.

Mae'r dudalen hon yn wag yn bwrpasol

HRA Business Plan | Flintshire County Council  
Operating Account

Tudalen 31

		Income							Expenditure					Net Cost of HRA Services		Surplus / (Deficit) in Year on HRA Services			Surplus / (Deficit) for the Year		HRA Surplus / (Deficit) b/f		HRA Surplus / (Deficit) c/f	
Year	Year	Rental Income £'000	Void Losses £'000	Non-Dwelling Rents £'000	Charges For Services £'000	SP Grant £'000	Other Income £'000	Total Income £'000	S&M - General £'000	Responsive & Cyclical £'000	Debt Mgmt Expenses £'000	Bad Debts £'000	Total Expenditure £'000	Net Cost of HRA Services £'000	Interest Charges £'000	Repayment of Arranged Loans £'000	CERA £'000	Surplus / (Deficit) for the Year £'000	HRA Surplus / (Deficit) b/f £'000	HRA Surplus / (Deficit) c/f £'000				
1	2021/22	37,384	-799	464	350	194	476	38,069	-6,203	-10,430	-47	-788	-17,468	20,600	-5,339	15,261	-2,660	-13,166	-565	2,008	1,443			
2	2022/23	38,594	-821	473	380	194	476	39,296	-6,168	-10,675	-47	-768	-17,658	21,638	-5,592	16,046	-2,858	-10,755	2,434	1,443	3,877			
3	2023/24	39,599	-841	275	387	194	476	40,090	-6,240	-10,847	-47	-787	-17,921	22,169	-5,767	16,403	-2,922	-11,076	2,405	3,877	6,282			
4	2024/25	41,440	-880	287	395	194	476	41,912	-6,318	-11,024	-47	-824	-18,213	23,699	-5,991	17,707	-3,038	-11,405	3,265	6,282	9,546			
5	2025/26	41,771	-887	287	403	194	476	42,244	-6,496	-11,266	-48	-830	-18,641	23,602	-6,216	17,387	-3,154	-11,571	2,662	9,546	12,208			
6	2026/27	42,898	-910	292	411	194	476	43,361	-6,628	-11,514	-49	-853	-19,044	24,317	-6,439	17,878	-3,270	-11,909	2,699	12,208	14,907			
7	2027/28	44,054	-934	298	419	194	476	44,507	-6,789	-11,766	-50	-876	-19,482	25,025	-6,663	18,363	-3,385	-12,254	2,723	14,907	17,630			
8	2028/29	45,238	-959	304	428	194	476	45,681	-6,953	-12,025	-51	-899	-19,929	25,752	-6,885	18,867	-3,500	-12,606	2,761	17,630	20,391			
9	2029/30	46,453	-985	310	436	194	476	46,885	-7,122	-12,289	-52	-923	-20,386	26,498	-7,107	19,392	-3,615	-12,965	2,811	20,391	23,202			
10	2030/31	48,601	-1,030	321	445	194	476	49,007	-7,323	-12,558	-53	-966	-20,901	28,105	-7,329	20,777	-3,730	-13,426	3,621	23,202	26,824			
11	2031/32	48,813	-1,034	323	454	194	476	49,226	-7,455	-12,822	-55	-970	-21,302	27,924	-7,442	20,482	-3,844	-13,886	2,751	26,824	29,574			
12	2032/33	49,789	-1,055	329	463	194	476	50,197	-7,604	-13,078	-56	-990	-21,728	28,469	-7,448	21,021	-3,848	-14,465	2,708	29,574	32,283			
13	2033/34	50,785	-1,076	336	472	194	476	51,187	-7,756	-13,340	-57	-1,010	-22,163	29,025	-7,376	21,648	-3,851	-14,932	2,866	32,283	35,149			
14	2034/35	51,801	-1,097	342	482	194	476	52,197	-7,912	-13,607	-58	-1,030	-22,606	29,592	-7,229	22,363	-3,774	-15,410	3,180	35,149	38,329			
15	2035/36	53,837	-1,141	355	491	194	476	54,212	-8,104	-13,879	-59	-1,070	-23,112	31,100	-7,084	24,016	-3,698	-15,693	4,625	38,329	42,954			
16	2036/37	53,894	-1,142	356	501	194	476	54,279	-8,231	-14,156	-60	-1,071	-23,519	30,760	-6,942	23,818	-3,624	-16,189	4,005	42,954	46,959			
17	2037/38	54,971	-1,165	363	511	194	476	55,351	-8,396	-14,439	-61	-1,093	-23,989	31,362	-6,804	24,558	-3,552	-16,696	4,310	46,959	51,269			
18	2038/39	56,071	-1,188	371	521	194	476	56,445	-8,564	-14,728	-63	-1,115	-24,469	31,976	-6,668	25,308	-3,481	-17,215	4,612	51,269	55,882			
19	2039/40	57,192	-1,212	378	532	194	476	57,561	-8,735	-15,023	-64	-1,137	-24,959	32,602	-6,534	26,068	-3,411	-17,746	4,910	55,882	60,792			
20	2040/41	58,336	-1,236	386	542	194	476	58,698	-8,949	-15,323	-65	-1,160	-25,497	33,201	-6,403	26,798	-3,343	-18,290	5,165	60,792	65,957			
21	2041/42	60,629	-1,285	400	553	194	476	60,967	-9,088	-15,630	-67	-1,205	-25,989	34,978	-6,275	28,702	-3,276	-18,762	6,664	65,957	72,621			
22	2042/43	60,693	-1,286	401	564	194	476	61,043	-9,270	-15,942	-68	-1,207	-26,486	34,556	-6,150	28,406	-3,210	-19,481	5,715	72,621	78,336			
23	2043/44	61,907	-1,311	409	576	194	476	62,250	-9,455	-16,261	-69	-1,231	-27,016	35,234	-6,027	29,207	-3,146	-19,977	6,084	78,336	84,420			
24	2044/45	63,145	-1,338	417	587	194	476	63,482	-9,644	-16,586	-71	-1,255	-27,556	35,925	-5,906	30,019	-3,083	-20,483	6,452	84,420	90,872			
25	2045/46	64,408	-1,364	426	599	194	476	64,738	-9,883	-16,918	-72	-1,280	-28,153	36,585	-5,788	30,797	-3,022	-20,749	7,026	90,872	97,898			
26	2046/47	65,696	-1,392	434	611	194	476	66,019	-10,034	-17,256	-73	-1,306	-28,670	37,350	-5,672	31,677	-2,961	-21,271	7,445	97,898	105,343			
27	2047/48	68,278	-1,447	450	623	0	476	68,380	-10,234	-17,601	-75	-1,358	-29,268	39,112	-5,559	33,553	-2,902	-21,803	8,848	105,343	114,191			
28	2048/49	68,350	-1,448	452	635	0	476	68,465	-10,439	-17,954	-76	-1,359	-29,828	38,637	-5,448	33,189	-2,844	-22,346	7,999	114,191	122,190			
29	2049/50	69,717	-1,477	461	648	0	476	69,825	-10,648	-18,313	-78	-1,386	-30,424	39,401	-5,339	34,062	-2,787	-22,900	8,375	122,190	130,565			
30	2050/51	71,111	-1,506	470	661	0	476	71,212	-10,914	-18,679	-79	-1,414	-31,086	40,126	-5,232	34,894	-2,731	-23,465	8,698	130,565	139,264			
31	2051/52	72,534	-1,537	479	674	0	476	72,627	-11,078	-19,052	-81	-1,442	-31,654	40,973	-5,127	35,846	-2,677	-29,381	3,788	139,264	143,052			
32	2052/53	75,384	-1,597	497	688	0	476	75,448	-11,300	-19,433	-83	-1,499	-32,315	43,133	-5,025	38,108	-2,623	-30,256	5,229	143,052	148,280			
33	2053/54	75,464	-1,599	499	702	0	476	75,542	-11,526	-19,822	-84	-1,500	-32,932	42,609	-4,924	37,685	-2,571	-30,861	4,253	148,280	152,533			
34	2054/55	76,973	-1,631	509	716	0	476	77,043	-11,756	-20,219	-86	-1,530	-33,591	43,452	-4,826	38,626	-2,519	-31,479	4,628	152,533	157,161			
35	2055/56	78,513	-1,663	519	730	0	476	78,574	-11,991	-20,623	-88	-1,561	-34,263	44,311	-4,729	39,582	-2,469	-31,803	5,311	157,161	162,472			
36	2056/57	80,083	-1,696	529	744	0	476	80,136	-12,231	-21,035	-90	-1,592	-34,948	45,188	-4,635	40,553	-2,420	-32,439	5,695	162,472	168,167			
37	2057/58	81,685	-1,730	540	759	0	476	81,729	-12,476	-21,456	-91	-1,624	-35,647	46,082	-4,542	41,540	-2,371	-33,087	6,082	168,167	174,248			
38	2058/59	83,318	-1,765	551	775	0	476	83,354	-12,725	-21,885	-93	-1,656	-36,360	46,994	-4,451	42,543	-2,324	-33,749	6,470	174,248	180,719			
39	2059/60	86,593	-1,835	571	790	0	476	86,595	-12,980	-22,323	-95	-1,722	-37,119	49,475	-4,362	45,113	-2,277	-34,424	8,412	180,719	189,130			
40	2060/61	86,684	-1,836	573	806	0	476	86,703	-13,239	-22,769	-97	-1,723	-37,829	48,874	-4,275	44,599	-2,232	-35,113	7,254	189,130	196,385			

Mae'r dudalen hon yn wag yn bwrpasol



HRA Capital Programme 2021/22

## Appendix C

<b>HRA Capital Programme</b>	<b>£'m</b>
<b>Investment Works</b>	
Renewables / Alternative Technology	0.510
	<b>0.510</b>
<b>WHQS</b>	
Internal Works	5.818
Envelope Works	8.786
Externals	0.888
<b>Total WHQS</b>	<b>15.493</b>
<b>Non WHQS</b>	
Disabled Facility Grants (DFG) - Mandatory/ Minor Adaps	1.114
Asbestos	0.561
Fire Risk Assessments Work	0.541
General DDA Work	0.185
	<b>2.401</b>
<b>Fees</b>	
Capitalised salaries	1.037
	<b>1.037</b>
<b>Regeneration of stock</b>	
Estate remodelling	1.342
	<b>1.342</b>
	<b>20.783</b>
<b>SHARP Programme</b>	
Anticipated spend in 21/22	14.052
<b>Total SHARP Programme</b>	<b>14.052</b>
<b>Total Capital Spend</b>	<b>34.835</b>

Mae'r dudalen hon yn wag yn bwrpasol

# HRA Business Planning 21/22

## Efficiencies/Use of one off funding

No	Section	Description	Recurring/ One Off	2021/22 £m	Narrative
1	All - Salaries	Change in pension costs	Recurring	(0.201)	Following Actuarial review 4% SuperAnn reduction
2	Repairs and Maintenance	Introduction of Job Scheduling for Responsive Repairs	Recurring	(0.038)	Efficencies secured through maximising trades time
4	Landlord Services	Reduction in servicing costs	Recurring	(0.018)	Reduction in expected costs for 21.22
		<b>Total Efficiencies to HRA</b>		<b>(0.257)</b>	

## Cost Pressures

No	Section	Description	Recurring/ Non-recurring	2021/22 £m	Narrative
1	All - Salaries	Increase in basic pay	Recurring	0.060	2.75% pay increase
2	Estate Management	Arrears Management Software	Recurring	0.065	New budget provision
3	Landlord Services	Streetscene Garden Contract	Recurring	0.030	Management fee for Streetscene
4	Management & Support	Health and Safety Officer	Recurring	0.053	Specific Housing support required
5	Rents	Water void costs	Recurring	0.067	Increase in budget to align with actual spend
6	Rents	Void rate at 2%	Recurring	0.066	BP void rate 1.75%, increase to 2% to reflect current trend
7	Rents	Garage voids	Recurring	0.053	Increase voids rate from 33% to 40%
8	Rents	Service charges held at 20.21 rates	One-off	0.068	A freeze in service charge increases for 1 year
9	Rents	Reduction in water commission	Recurring	0.042	Reduction in water commission fro HelpU tenants
10	Repairs and Maintenance	Technical Support	Recurring	0.028	Business case completed
11	Repairs and Maintenance	Initial IT costs - Job Scheduling	One-Off	0.074	Invest to Save
12	Repairs and Maintenance	Job Scheduling annual charges	Recurring	0.004	Annual licence/maintenance costs
		<b>Total pressures to HRA</b>		<b>0.550</b>	
		<b>Net Revenue Pressure 2021/22</b>		<b>0.293</b>	

Mae'r dudalen hon yn wag yn bwrpasol

# Eitem ar gyfer y Rhaglen 6



## COMMUNITY, HOUSING AND ASSETS OVERVIEW AND SCRUTINY COMMITTEE

<b>Date of Meeting</b>	Wednesday 20 January 2021
<b>Report Subject</b>	Welsh Government consultation on the proposed Housing Revenue Manual
<b>Cabinet Member</b>	Cabinet Member for Housing
<b>Report Author</b>	Chief Officer, Housing and Assets
<b>Type of Report</b>	Strategic

### **EXECUTIVE SUMMARY**

To date there has been no up to date guidance on the Housing Revenue Account (HRA) in Wales and practitioners have relied on an amalgam of documents from various sources to provide advice on activities that can be undertaken within the HRA.

Welsh Government identified the need for new, consolidated guidance, particularly in light of removal of borrowing cap and aspirations to build again, and formed a working group with representatives across stock owned authorities to help support this piece of work. The draft guidance document has not been designed to be a specific legal or financial advisory document but a manual for all practitioners.

The main aim of this document is to provide guidance for Local Authorities and seek to bring clarity and consistency around the activities which can be undertaken in the HRA, it had been designed to help provide flexibility and freedom for local stock owned authorities to make decisions which reflect their local circumstances during a time of many changes, particularly alongside the ongoing Affordable Housing Supply Review.

### **RECOMMENDATIONS**

1	To seek feedback from Scrutiny on the HRA Manual so as to inform our consultation response to Welsh Government.
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## REPORT DETAILS

<b>1.00</b>	<b>EXPLAINING THE WELSH GOVERNMENT CONSULTATION ON THE PROPOSED HOUSING REVENUE MANUAL</b>
1.01	<p><b>Considerations</b></p> <p>To date there has been no up to date guidance on the Housing Revenue Account (HRA) in Wales and practitioners have relied on an amalgam of documents from various sources to provide advice on activities that can be undertaken within the HRA.</p>
1.02	<p>Welsh Government identified the need for new, consolidated guidance, particularly in light of removal of borrowing cap and aspirations to build again, and formed a working group with representatives across stock owned authorities to help support this piece of work. The draft guidance document has not been designed to be a specific legal or financial advisory document but a manual for all practitioners; it replaces Welsh Office Circular 33/95.</p>
1.03	<p>The Manual (or parts of it) may have relevance to the following:</p> <ul style="list-style-type: none"> <li>• Welsh Government officials;</li> <li>• Welsh Local Government Association (WLGA) officers; and</li> <li>• audit officers (internal and external), by providing a readily available and up-to-date policy basis for internal and external auditors to carry out their auditing duties in relation to local authority accounts.</li> </ul>
1.04	<p>The main aim of this document is to provide guidance for Local Authorities and seek to bring clarity and consistency around the activities which can be undertaken in the HRA, it had been designed to help provide flexibility and freedom for local stock owned authorities to make decisions which reflect their local circumstances during a time of many changes, particularly alongside the Affordable Housing Supply Review.</p>
1.05	<p>Welsh Government recognise the importance of increasing the supply of council housing across Wales and the part the 11 stock owned Councils play to help deliver new, high quality homes at scale and pace and bring investment into our local economies. The manual has been developed as one of the tools to support Councils in this aim.</p>
1.06	<p>“Beautiful Homes and Spaces” (BHS) is the proposed new housing quality standard that replaces Development Quality Requirements (DQR). The standard and associated guidance sets out minimum functional quality requirements for new and rehabilitated general needs homes and encourages housing providers and their consultants to look at other sources of best practice and guidance. All new council homes in Wales, developed using Welsh Government subsidy will have to comply with the standard and the grant framework.</p> <p>BHS focuses on quality, calling for homes and their environs to be visually attractive as a result of good space planning and architectural design, be of high quality and meet family and individual needs recognising that housing quality is as much about the value of the external spaces created</p>

	<p>as it is about the design of the homes.</p> <p>BHS puts the responsibility for producing well designed homes in the hands of housing providers and the consultants they employ, requiring them to exercise their responsibility and take a critical interest.</p>
1.07	<p>Changes connected to this manual are likely to have a significant and positive impact on the Councils new build programme. Currently the Housing Revenue Account has not received specific grant from Welsh Government for its new build housing programme and this has meant that the viability of some schemes have been compromised, the proposal, which is now in the final stages of consultation will see specific grant being provided to support new build activity and issued on a sliding scale based on the robustness of a viability report and supporting business case.</p> <p>In addition discussions are ongoing in connection with the potential for grant availability for NEW Homes as well as it would be a significant positive contribution to their new build plans.</p>
1.08	<p><b>Consultation</b></p> <p>Welsh Government have now released the draft document for consultation, all responses are due by the 22<sup>nd</sup> February 2021 (HRA Manual and consultation questions attached as appendix 1 and 2 respectively).</p> <p>The Manual and consultation questions have also been shared with colleagues across Housing, Legal and Finance to gain feedback and to inform our responses. A meeting has also been arranged in January 2021 with the Tenants Federation to gain their views and feedback on the proposed document.</p>

<b>2.00</b>	<b>RESOURCE IMPLICATIONS</b>
2.01	None envisaged

<b>3.00</b>	<b>IMPACT ASSESSMENT AND RISK MANAGEMENT</b>		
3.01	The Manual sets out a common set of guidelines for the operation of the HRA about what LHA's must and must not credit and debit to the HRA to ensure a consistent approach across Wales, a full understanding of this document is necessary for housing colleagues to ensure appropriate use of HRA resources.		
3.02	<p><b>Ways of Working (Sustainable Development) Principles Impact</b></p> <table border="1" data-bbox="284 1966 1348 2078"> <tr> <td>Long-term</td> <td>Positive – There is a commitment to increase supply to provide the right types of homes in the right location.</td> </tr> </table>	Long-term	Positive – There is a commitment to increase supply to provide the right types of homes in the right location.
Long-term	Positive – There is a commitment to increase supply to provide the right types of homes in the right location.		

	Prevention	Positive – It is our aim to provide support to ensure people live and remain in the right type of home.
	Integration	Positive - Achieving WHQS for all existing council houses and delivering new social housing will contribute to the integration within communities.
	Collaboration	Positive - To deliver in partnership with stakeholders to support positive impacts for all our tenants.
	Involvement	Positive - Communication with tenants, Members and other stakeholders.
<b>Well-being Goals Impact</b>		
	Prosperous Wales	Positive – Existing social homes are WHQS compliant and meet the changing housing needs. Also Providing good quality new social homes aiming for low/zero carbon. Maximising local employment and training opportunities for local people.
	Resilient Wales	Positive – Developing low / zero carbon homes through modern methods of construction and technologies. Ensuring that all statutory compliance requirements are adhered to.
	Healthier Wales	Positive – Ensuring all existing homes and new homes are fit for purpose and meet the needs of all people.
	More equal Wales	Positive - Provide good quality homes for the most vulnerable people in society.
	Cohesive Wales	Positive – Contributing to attractive, viable and safe communities
	Vibrant Wales	Positive – Ensuring all communities housing needs are supported
	Globally responsible Wales	Positive – The HRA investment will contribute to the improvement of the economic, social, environmental and cultural wellbeing of Wales.

<b>4.00</b>	<b>CONSULTATIONS REQUIRED / CARRIED OUT</b>
4.01	Detailed consultation is being undertaken across portfolios in the Council, with tenants and elected members to inform our responses to the consultation



<b>5.00</b>	<b>APPENDICES</b>
5.01	Appendix A – Draft HRA Manual <a href="https://gov.wales/sites/default/files/consultations/2020-11/housing-revenue-account-manual.pdf">https://gov.wales/sites/default/files/consultations/2020-11/housing-revenue-account-manual.pdf</a>
5.02	Appendix B – Welsh Government Consultation questions <a href="https://gov.wales/sites/default/files/consultations/2020-11/consultation-document_3.pdf">https://gov.wales/sites/default/files/consultations/2020-11/consultation-document_3.pdf</a>

<b>6.00</b>	<b>LIST OF ACCESSIBLE BACKGROUND DOCUMENTS</b>
6.01	None.

<b>7.00</b>	<b>CONTACT OFFICER DETAILS</b>
7.01	<b>Contact Officer:</b> Neal Cockerton, Chief Officer (Housing & Assets) <b>Telephone:</b> 01352 702500 <b>E-mail:</b> <a href="mailto:neal.cockerton@flintshire.gov.uk">neal.cockerton@flintshire.gov.uk</a>

<b>8.00</b>	<b>GLOSSARY OF TERMS</b>
8.01	<p><b>Revenue:</b> a term used to describe the day to day costs of running Council services and income deriving from those services. It also includes charges for the repayment of debt, including interest, and may include direct financing of capital expenditure.</p> <p><b>Capital expenditure:</b> money spent by the organisation on acquiring or maintaining fixed assets, such as land, buildings, and equipment.</p> <p><b>Treasury Management:</b> the Council has adopted the Chartered Institute of Public Finance Accountants (CIPFA) Treasury Management in the Public Services: Code of Practice. Treasury Management is conducted in accordance with the Council’s Treasury Management Policy and Strategy Statement and Treasury Management Practices which are both reviewed annually. All borrowing and long term financing is made in accordance with CIPFA’s Prudential Code.</p> <p><b>Housing Act 1985</b> The basic powers to which Councils provide housing accommodation to those in need.</p>

Mae'r dudalen hon yn wag yn bwrpasol

# Eitem ar gyfer y Rhaglen 7



## COMMUNITY, HOUSING AND ASSETS OVERVIEW AND SCRUTINY COMMITTEE

<b>Date of Meeting</b>	Wednesday 20 January 2021
<b>Report Subject</b>	Housing Strategy Update
<b>Cabinet Member</b>	Cabinet Member for Housing
<b>Report Author</b>	Chief Officer (Housing and Assets)
<b>Type of Report</b>	Strategic

### EXECUTIVE SUMMARY

To provide Scrutiny with an update on progress towards meeting the priorities set out in the Local Housing Strategy 2019-24.

The Housing Strategy has an action plan that 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

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

Priority 3: Improve the quality and sustainability of homes

### RECOMMENDATIONS

1	That Scrutiny review the Action Plan progress and provide feedback and comments.
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## REPORT DETAILS

<b>1.00</b>	<b>EXPLAINING THE HOUSING STRATEGY AND ACTION PLAN</b>
1.01	Flintshire's Housing Strategy and 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	<b>The Housing Strategy and Action Plan</b>
1.03	The Housing Strategy identifies 3 priorities with key areas for action within in each priority: <ul style="list-style-type: none"> <li>• Priority 1: Increase supply to provide the right type of homes in the right location</li> <li>• Priority 2: Provide support to ensure people live and remain in the right type of home</li> <li>• Priority 3: Improve the quality and sustainability of our homes</li> </ul>
1.04	<b>Priority 1</b>
1.05	Priority 1 aims to address the lack of supply of affordable housing to meet demand, which is evident on the Single Access Route to Housing (SARTH) for social housing and on the Affordable Housing Register - Tai Teg.
1.06	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.
1.07	<b>Priority 2</b>
1.08	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.
1.09	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.
1.10	It is, however, wider than homelessness and the action plan identifies interventions for different vulnerable groups including disabled and older people.
1.11	<b>Priority 3</b>
1.12	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.
1.13	<b>Progress</b>
1.14	A short summary of the action plan is included at Appendix 1 and the updated action plan is included at Appendix 2 and provides a progress commentary to explain how the actions are being developed and work is evolving.
1.15	COVID-19 has had a significant impact on Council resources since March 2020. In some areas work and resources have been redirected to respond to immediate challenges e.g. providing temporary accommodation to homeless people, providing support and assistance to those shielding. The majority of Council staff have been working remotely and have had to adjust to new ways of working. This has resulted in some actions not being progressed as quickly as anticipated and some delays have occurred e.g. within the construction sector.
1.16	Despite this, the Action Plan demonstrates there has been significant progress, innovation and resourcefulness in a rapidly changing environment.
1.17	The Action Plan will be reported into Cabinet every 6 months.
1.18	Where possible information will be extracted from the CAMMS reporting system to avoid duplication. Actions that do not relate to CAMMS will require commentary from responsible officers.

<b>2.00</b>	<b>RESOURCE IMPLICATIONS</b>
2.01	Revenue: there are no direct revenue implications as a direct result of this report.  Capital: there are no direct revenue implications as a direct result of this report.  Human Resources: there are no direct revenue implications as a direct result of this report.

<b>3.00</b>	<b>IMPACT ASSESSMENT AND RISK MANAGEMENT</b>
3.01	<b>Risk Management</b>
3.02	The impact of Covid-19 poses a risk to delivering the Local Housing Strategy actions during 2020/21 and potentially into the following year. It is difficult to mitigate this risk due to the evolving nature of the pandemic and level of uncertainty.

3.03	Many of the actions will require funding to progress and therefore should funding be unavailable this will impact deliverability.																	
3.04	The Housing Strategy action plan will be regularly monitored by the Housing Programmes Team and shared with internal and external stakeholders for feedback and review.																	
3.05	<p><b>Ways of Working (Sustainable Development) Principles Impact</b></p> <table border="1" data-bbox="320 465 1380 1173"> <tr> <td data-bbox="320 465 740 575">Long-term</td> <td data-bbox="740 465 1380 575">Positive - more affordable homes will be provided in the right location</td> </tr> <tr> <td data-bbox="320 575 740 728">Prevention</td> <td data-bbox="740 575 1380 728">Preventing - preventing people becoming homeless through ensuring there is relevant services and accommodation</td> </tr> <tr> <td data-bbox="320 728 740 875">Integration</td> <td data-bbox="740 728 1380 875">Positive – the delivery of a range of affordable homes will contribute to integration within communities</td> </tr> <tr> <td data-bbox="320 875 740 1023">Collaboration</td> <td data-bbox="740 875 1380 1023">Positive – the strategy’s premise is on delivering in partnership with relevant stakeholders.</td> </tr> <tr> <td data-bbox="320 1023 740 1173">Involvement</td> <td data-bbox="740 1023 1380 1173">Positive - individual decision making will involve all partners with strategic oversight by the Strategic Housing Partnership.</td> </tr> </table> <p><b>Well-being Goals Impact</b></p> <table border="1" data-bbox="320 1323 1380 2085"> <tr> <td data-bbox="320 1323 740 1619">Prosperous Wales</td> <td data-bbox="740 1323 1380 1619">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.</td> </tr> <tr> <td data-bbox="320 1619 740 1805">Resilient Wales</td> <td data-bbox="740 1619 1380 1805">Positive - Developing low / zero carbon homes though adopting modern methods of construction and other relevant technologies.</td> </tr> <tr> <td data-bbox="320 1805 740 2085">Healthier Wales</td> <td data-bbox="740 1805 1380 2085">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.</td> </tr> </table>		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.	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.
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	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.
3.06	<p>The Housing Strategy contributes towards meeting the Council's Well-being objective 'caring council' through:</p> <ul style="list-style-type: none"> <li>• Ensuring a supply of affordable and quality housing of all tenures.</li> <li>• Making early interventions to support healthy and independent living.</li> </ul>	

<b>4.00</b>	<b>CONSULTATIONS REQUIRED/CARRIED OUT</b>
4.01	No consultation carried out for this report.

<b>5.00</b>	<b>APPENDICES</b>
5.01	Appendix 1 – Short summary of the action plan Appendix 2 - Housing Strategy Action Plan Progress Report October 2020
<b>6.00</b>	<b>LIST OF ACCESSIBLE BACKGROUND DOCUMENTS</b>
6.01	<a href="https://www.flintshire.gov.uk/en/PDFFiles/Housing/Flintshire-Housing-Strategy-and-Action-plan-2019-2024.pdf">https://www.flintshire.gov.uk/en/PDFFiles/Housing/Flintshire-Housing-Strategy-and-Action-plan-2019-2024.pdf</a>

<b>7.00</b>	<b>CONTACT OFFICER DETAILS</b>
7.01	<p><b>Contact Officer:</b> Sarah Faire, Housing Strategy Manager  <b>Telephone:</b> 07788389661  <b>E-mail:</b> <a href="mailto:sarah.faire@flintshire.gov.uk">sarah.faire@flintshire.gov.uk</a></p>

8.00	<b>GLOSSARY OF TERMS</b>
8.01	<b>Single Access Route to Housing (SARTH) Policy</b> – the regional common policy for all major social landlords allocating social housing properties across Flintshire.



## **Flintshire Housing Strategy Action Plan – Summary (13<sup>th</sup> October 2020)**

### **Background**

The Flintshire Housing Strategy 2019-24 was adopted by the Council in 2019.

It has an accompanying action plan that sets out 3 priorities with associated actions and tasks:

- 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 homes

### **Progress Report**

The Action Plan has been reviewed and provides a snapshot to explain how the actions are being developed and work is evolving.

COVID-19 has had a significant impact since March 2020. Work and resources have been redirected to respond to immediate challenges e.g. homelessness, welfare and providing support to vulnerable people i.e. accommodation for rough sleepers/ food parcels/ delivery/ prescriptions/ accessing services.

Many staff have adapted to working remotely and have had to adjust to find new ways of working. This has resulted in some actions not being progressed as quickly as anticipated and some delays have occurred e.g. construction sector on hold during lockdown/ planning system backlog. However, the pandemic has also presented opportunities to work differently, utilise technology to enhance working relationships, keep in touch with residents via welfare calls. The Action Plan report demonstrates there has been significant progress, innovation and resourcefulness in a rapidly changing and uncertain situation that will produce positive outcomes for FCC residents and vulnerable people.

### **KEY PROGRESS:**

- An estimated 155 homes to be completed by RSLs during 20/21
- Good range of intermediate rent/ purchase opportunities marketed through Tai Teg
- Increase in the numbers of new build 1 bed social rent properties
- Approx.168 units are anticipated during the PDP period, 7 schemes on reserve with the potential to deliver 314 units
- Holywell Extra Care due to open Spring 2021

- WG Phase 2 funding for homeless accommodation – 4 x 1 bed MMC units, bring back 10 empty homes back into use.
- Active SARTH Partnership that continues to collaborate, maximise allocations and make best use of stock
- All providers have made good progress with meeting the WHQS and have investment plans to reduce the number of acceptable fails

### **KEY AREAS FOR DEVELOPMENT:**

- Increased use of MMC in new build developments and exploring opportunities for collaboration with RSLs on developments
- Specialist Housing Review – review of specialist housing register/ improving opportunities for specialist provision on new build schemes and within existing stock
- Housing for Older People – review of sheltered housing
- Improve engagement with private sector landlords – identify opportunities to work with them to increase housing for vulnerable people

### **Next Steps**

Progress report is going to be presented to FCC Cabinet in November for review and feedback.

The Action Plan will be monitored and reviewed approx. every 6 months.

## Local Housing Strategy Action Plan Progress Report October 2020

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

Output	Timescale	Lead organisation/s	Progress
<p>To meet the annual shortfall of 228 affordable housing as identified in the Local Housing Market Assessment (LHMA) 2019 by delivering the following tenures:</p> <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>	Annual	Flintshire County Council and RSL Partners	<p>Up until 31<sup>st</sup> July 2020, 238 homes (comprising 159 social and 79 affordable) had been completed and handed over to new tenants. A further 125 homes have approval and are on site.</p> <p>This includes proposed schemes at Nant y Gro, Gronant and Ffordd Hiraethog and Ffordd Pandarus, Mostyn which will deliver a further 71 social rent units. In addition, sites at the former Canton Depot, Bagillt are also currently being appraised. Combined these site could deliver a potential further 121 units.</p> <p><u>Intermediate Ownership</u></p> <p><u>Tai Teg Sales/ Res-sales Shared Equity (purchase)</u> 19/20 – 28 1/4/20 to date – 10</p>

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

			<p><u>Number of one bedroom social rent properties complete 20/21 (estimate)</u>  RSL – 26  SHARP – 11  Total - 37</p>
<p>Reduce the number of empty properties by 10% (50) over the lifetime of the strategy</p> <p style="writing-mode: vertical-rl; transform: rotate(180deg);">Tudalen 53</p>	<p>March 2025</p>	<p>Flintshire County Council</p>	<p>With the help of Houses into Home loans and tracking down existing owners and assisting in any way possible we have brought back 26 units into use:</p> <p>2019/20 – 19 properties  2020/21 – 7 properties to date</p> <p>The Housing and Prevention Service have developed a Phase 2 Plan to support the homelessness response to the Covid 19 pandemic. There is a clear focus on accessing empty homes to increase housing options for rough sleepers. Funding has been secured to bring 10 empty homes back into use during 20/21.</p>

<b>Priority 1.1 To increase the supply of all types and tenures of affordable housing through new build developments</b>		
<b>Action</b>	<b>Task</b>	<b>Progress</b>
<p>The RSL Welsh Government Social Housing Grant programme</p> <p style="writing-mode: vertical-rl; transform: rotate(180deg);">Tudalen 54</p>	<ul style="list-style-type: none"> <li>• Increasing development capacity in Flintshire through zoning additional Housing Associations.</li> <li>• Ensuring maximum number of properties delivered using the available funding.</li> <li>• Ensuring a robust reserve list of schemes.</li> <li>• Ensuring the type and tenure meets local housing needs, primarily social rent properties, informed by the Council's Housing Strategy Team.</li> </ul>	<p>It is anticipated that Registered Social Landlords will complete 155 units during 20/21.</p> <p>The Programme Delivery Plan (PDP) has been approved by WG for 20/21, the full SHG allocation has been used and is oversubscribed. The PDP should deliver approx.168 units during the PDP period. There are 7 schemes on the reserve list with the potential to deliver 314 units (subject to availability of funding/ planning approvals). FCC and partner RSLs are seeking to maximise opportunities for WG funding and delivering a range of property types and tenures including social rent, intermediate rent and rent to own.</p>
<p>The Council's new build programme: SHARP/ HRA</p>	<ul style="list-style-type: none"> <li>• Meeting the HRA Business Plan's ambition to deliver 50 new social rent homes per annum up to 2030 in order to meet the demand of the social housing register.</li> <li>• Ensuring the delivery of new builds adds value through addressing the pressures for certain housing types by basing development plans on intelligence.</li> <li>• Utilising Welsh Government's Affordable Housing Grant to support delivery.</li> </ul>	<p>The Council and NEW Homes continue to work proactively to increase the number of social and affordable rent properties available to meet identified housing demand across Flintshire.</p> <p>In accordance with WG strategic housing policy, the Council will work</p>

<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Tudalen 55</p>	<ul style="list-style-type: none"> <li>• Securing a lift in the borrowing cap to enable additional financial resources to meet the Council’s delivery ambitions.</li> <li>• Developing a forward delivery plan for the SHARP once 500 new homes target achieved.</li> </ul>	<p>with an increased focus upon working collaboratively with partner housing associations to jointly deliver new housing schemes.</p> <p>A report is being presented to Cabinet for approval in November 2020 which sets out both the Council and NEW Homes approach to delivering social and affordable housing post-completion of the SHARP contract in April 2021 – including the utilisation of the North Wales Construction Framework.</p> <p>WG capital funding has been secured to deliver 4 units of accommodation to support the Phase 2 Plan for homelessness. The units will be built using Modern Methods of Construction (MMC). To be delivered by March 2021.</p>
<p>NEW Homes investment</p>	<ul style="list-style-type: none"> <li>• Supporting the delivery of affordable rented properties through SHARP for NEW Homes.</li> <li>• Ensuring NEW Homes maximises its ability to invest in the delivery of affordable rented properties through using their existing assets.</li> <li>•</li> </ul>	<p>NEW Homes currently owns and manages 138 units.</p>
<p>Maximising the provision of affordable housing on market led sites through S106 requirements</p>	<ul style="list-style-type: none"> <li>• Ensuring the new LDP affordable housing planning policy requirements maximises appropriate on-site provision.</li> <li>• Support and encourage our delivery partners to utilise private finance and Rent to Own grant to acquire units from developers for affordable rent and rent to own / shared ownership, in addition to the planning requirement.</li> <li>• Working with developers to ensure delivery of affordable ownership models, such as shared equity, where there is demand.</li> </ul>	<p>Ongoing negotiations are continuing with developers and housing association partners to work collaboratively with both the Council and NEW Homes to bring forward identified housing schemes which will maximise the provision of social and affordable housing (CAMMS).</p>

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

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

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

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

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

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

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

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

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

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

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

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

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

			<p>homelessness and in response the current priority is the delivery of the Phase 2 Plan and reacting to the evolving situation.</p> <p>A full review of local and regional action plans will be undertaken during the 2<sup>nd</sup> half of 20/21 in order to ensure activity is targeted at appropriate priority areas.</p>
Tudalen 66	Develop a Youth Homeless 'hub'	March 2024	<p>Flintshire County Council</p> <p>Over the next 12 months FCC will explore opportunities for the development of a Young Persons Hub which will seek to provide a number of units of self-contained accommodation with support onsite.</p> <p>A feasibility study will be considered to inform this approach which may provide office and community space to ensure a joined up approach within a multi-disciplinary team model.</p>
	Reduce the number of people in temporary accommodation by 50% (33) over the period of the plan	March 2024	<p>Flintshire County Council and RSL Partners</p> <p>Significant work has been undertaken to reduce the number of people in temporary housing in Flintshire (those owed s.68 duties under Housing Wales Act 2014). However, in response to the Covid 19 pandemic, all Councils are required to accommodate anyone at risk of homelessness post 23<sup>rd</sup> March 2020 when lockdown was announced.</p>

			Prior to 23 <sup>rd</sup> March 2020, there were 11 households in temporary accommodation in Flintshire. This number has increased significantly with many people who would not be owed such duties, now accommodated under the coronavirus public health and homelessness response. At its peak there were 42 households accommodated as a result of the new guidance. A Phase 2 Plan has been developed to ensure people are supported into long term settled accommodation.	
Flintshire 67	Deliver a transit site for the Gypsy and Traveller Community	March 2022	Flintshire County Council	See 1.7 above.
	Deliver one Extra Care during the period of the Strategy	March 2024	Flintshire County Council and RSL Partners	Holywell Extra care in partnership with Wales and West – due to open Spring 2021.

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

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

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

Priority 2.4 To provide a range of financial and social support		
Action	Task	Progress

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

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

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

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

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

Priority 3.1 Maximising energy efficiency standards and delivery methods		
Action	Task	Progress
Private sector renewal energy loans	<ul style="list-style-type: none"> <li>Maximise the use of the loan products aimed at owner occupiers to bring properties up to a good standard by making them energy efficient and removing hazards.</li> </ul>	A new process has been established whereby owner occupiers can access support to fund new central heating



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

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

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<b>Priority 3.2 Improving the quality and standard of accommodation in the private sector</b>		
<b>Action</b>	<b>Task</b>	<b>Progress</b>
Healthy Homes and Healthy People – 2025 project bringing together a voluntary group of concerned people and organisations working with a shared purpose of ending avoidable health	<ul style="list-style-type: none"> <li>Encourage different teams to think more broadly when undertaking their daily roles to improve the homes of people in the private sector.</li> </ul>	Due to Covid 19 restrictions, engagement with residents has been mainly via phone. Consultations have been carried out by the Domestic Energy Efficiency Project team in partnership with Warm Wales, to ensure continuous delivery of Healthy Homes Healthy People. Providing

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

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

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

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

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

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

# Eitem ar gyfer y Rhaglen 8



## COMMUNITY, HOUSING AND ASSETS OVERVIEW AND SCRUTINY COMMITTEE

<b>Date of Meeting</b>	Wednesday 20 January 2021
<b>Report Subject</b>	Strategic Housing and Regeneration Programme (SHARP), update report
<b>Cabinet Member</b>	Cabinet Member for Housing
<b>Report Author</b>	Chief Officer (Housing and Assets)
<b>Type of Report</b>	Strategic

### EXECUTIVE SUMMARY

Purpose of this report is to update Cabinet on progress of the Council's SHARP housebuilding programme to date.

The report advises Cabinet on the number of Social, Affordable Rent and Shared Equity properties completed and proposed schemes.

The report also details changes in housing need and the rationale for reviewing and revising the tenure split of future properties to be delivered.

The report also advises the separate future delivery routes now being actively pursued by the Council and NEW Homes including the acquisition of Section 106 properties, Design and Build Packages and the availability of the Housing Construction North and Mid-Wales Framework Agreement.

### RECOMMENDATIONS

1	To note progress with the SHARP to date;
2	To support the use of the detail delivery routes to deliver new social and affordable rent homes including the Housing Construction North and Mid-Wales Framework Agreement.
3	Support the re-allocation of annual budget of £121K budget for scheme investigation and feasibility works from SHARP to support new delivery routes.

## REPORT DETAILS

1.00	<b>BACKGROUND STRATEGIC HOUSING AND REGENERATION PROGRAMME (SHARP), UPDATE REPORT</b>																								
1.01	The Welsh Government's 'Prosperity for All: the national strategy' recognises that the bedrock of living well is a good quality affordable home and the role which housing plays across Wales has never been so vital. In recent times, both the Council and stakeholder partners have stepped in to address the impact of many families struggling to afford food during lockdown the devastation caused by repeat flooding and of course, the enormous impact of the COVID-19 outbreak. All of this work has taken place while continuing with the ever-present challenges of delivering social and affordable housing, high quality care and support services and activity to, or regenerate local communities.																								
1.02	Flintshire was one of the first local authorities in Wales to re-commence building social and affordable housing through its Strategic Housing And Regeneration programme (SHARP) with the aim of delivering up to 500 new Council Social Rented (303) and Affordable Rented (197) properties over a five year period, along with a number of broader economic and regeneration strategic priorities. The Council is working with Wales Construction under a strategic partnership relationship as defined within the Overarching Agreement for the SHARP dated 29 <sup>th</sup> April 2016.																								
1.03	<b>Current Position SHARP</b>																								
1.04	<p>The table below summarises the current position with the SHARP.</p> <table border="1" data-bbox="320 1234 1195 2098"> <thead> <tr> <th colspan="2" data-bbox="320 1234 1195 1312"></th> </tr> <tr> <th colspan="2" data-bbox="320 1312 1195 1375"><b>SHARP Property Numbers as at 11<sup>th</sup> November 2020</b></th> </tr> </thead> <tbody> <tr> <td data-bbox="320 1375 991 1480">Completed Housing Revenue Account (HRA) Social Rent</td> <td data-bbox="991 1375 1195 1480">141</td> </tr> <tr> <td data-bbox="320 1480 991 1543">Completed NEW Homes (Affordable Rent)</td> <td data-bbox="991 1480 1195 1543">83</td> </tr> <tr> <td data-bbox="320 1543 991 1606">Completed Private Sales</td> <td data-bbox="991 1543 1195 1606">26</td> </tr> <tr> <td data-bbox="320 1606 991 1711">On-Site Low Cost Home Ownership (Shared Equity)</td> <td data-bbox="991 1606 1195 1711">22</td> </tr> <tr> <td data-bbox="320 1711 991 1774">On-Site Housing Revenue Account (HRA)</td> <td data-bbox="991 1711 1195 1774">8</td> </tr> <tr> <td data-bbox="320 1774 991 1836">On-Site NEW Homes (Affordable Rent)</td> <td data-bbox="991 1774 1195 1836">10</td> </tr> <tr> <td data-bbox="320 1836 991 1899">On-Site Private Sales</td> <td data-bbox="991 1836 1195 1899">86</td> </tr> <tr> <td data-bbox="320 1899 991 1962">Cabinet Approved</td> <td data-bbox="991 1899 1195 1962">41</td> </tr> <tr> <td data-bbox="320 1962 991 2024">Awaiting Cabinet Approval</td> <td data-bbox="991 1962 1195 2024">30</td> </tr> <tr> <td data-bbox="320 2024 991 2098"><b>Total</b></td> <td data-bbox="991 2024 1195 2098"><b>447</b></td> </tr> </tbody> </table>			<b>SHARP Property Numbers as at 11<sup>th</sup> November 2020</b>		Completed Housing Revenue Account (HRA) Social Rent	141	Completed NEW Homes (Affordable Rent)	83	Completed Private Sales	26	On-Site Low Cost Home Ownership (Shared Equity)	22	On-Site Housing Revenue Account (HRA)	8	On-Site NEW Homes (Affordable Rent)	10	On-Site Private Sales	86	Cabinet Approved	41	Awaiting Cabinet Approval	30	<b>Total</b>	<b>447</b>
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1.05	These schemes will be the final schemes which the existing arrangements allow through the Overarching Agreement with Wates which comes to an end in April 2021.														
1.06	<b>Homes delivered outside of the SHARP</b>														
1.07	<p>In addition to the SHARP, both the Council and NEW Homes have delivered a further 148 social (9) and affordable (139) homes have also been approved or delivered. These have been delivered by North East Wales Homes as detailed below.</p> <table border="1"> <thead> <tr> <th colspan="2"><b>Non-SHARP Property Numbers as at 11<sup>th</sup> November 2020 (Completions)</b></th> </tr> </thead> <tbody> <tr> <td>Housing Revenue Account (HRA) Social Rent “Gifted” properties</td> <td>4</td> </tr> <tr> <td>Housing Revenue Account (HRA) Purchase of Right-to-Buy Properties</td> <td>5</td> </tr> <tr> <td>Completed NEW Homes (Affordable Rent) Section 106 “Gifted” properties</td> <td>61</td> </tr> <tr> <td>Completed NEW Homes (Affordable Rent) Section 106 “Purchase” properties</td> <td>15</td> </tr> <tr> <td>NEW Homes Board Approved</td> <td>63</td> </tr> <tr> <td><b>Total</b></td> <td><b>148</b></td> </tr> </tbody> </table>	<b>Non-SHARP Property Numbers as at 11<sup>th</sup> November 2020 (Completions)</b>		Housing Revenue Account (HRA) Social Rent “Gifted” properties	4	Housing Revenue Account (HRA) Purchase of Right-to-Buy Properties	5	Completed NEW Homes (Affordable Rent) Section 106 “Gifted” properties	61	Completed NEW Homes (Affordable Rent) Section 106 “Purchase” properties	15	NEW Homes Board Approved	63	<b>Total</b>	<b>148</b>
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1.08	<b>Section 106 Gifted</b>														
1.09	These properties are transferred to NEW Homes as “unencumbered assets” and have been an important source of growth for the company during its formative years and has helped it reach a total of 159 properties. The positive working relationship which has evolved between the Council, NEW Homes and construction partners through the development of this product has facilitated the rapid delivery of a high quality product in communities where the availability of Affordable Rent properties has enabled local people to remain within their community.														
1.10	NEW Homes currently has 61 Section 106 Gifted units and are anticipating to receive a further 12 homes from developers meeting their affordable housing provision obligations through Section 106 Agreements.														
1.11	Four new bungalows have also been gifted to the Council HRA at Pen Pentre, Sychdyn as part of a developers Section 106 affordable housing contribution. Tenants moved into these properties in August 2020.														

1.12	<b>Section 106 Purchase</b>
1.13	NEW Homes has built on the positive relationship it has developed with local contractors by purchasing Section 106 units. These require minimum resource and are bought at a maximum of 70% of the open market value of the properties. To date, 15 units have been purchased using this approach with the purchase of 4 properties at Northop Hall approved by NEW homes Board in October 2020.
1.14	<b>Buy Back of Former Right to Buy Properties</b>
1.15	In addition to NEW Homes, the Council's Housing Revenue Account has also purchased 5 former Right to Buy properties. The purchase of Section 106 properties by the HRA is now also being actively pursued.
1.16	<b>Package Deals with housing associations and private developers</b>
1.17	All of the schemes developed through the SHARP have been undertaken using the Council's own land. However, following the findings of the "Independent Review of Affordable Housing Delivery" which was published in April 2019, the Welsh Government is encouraging local authorities and housing associations (HAs) to work collaboratively by sharing skills, capacity and resources to deliver schemes, including "Design and Package Deals". These require less resource as the developer will provide the upfront finance and expertise and bring the scheme through the planning process – from scheme inception through to delivery on site.
1.18	NEW Homes Board has approved the delivery of 47 properties to be delivered through package deals.
1.19	If the total number of properties for both the SHARP and NON-SHARP schemes are combined, a total of 565 (SHARP 447 + NON-SHARP 118 = 565).
1.20	<b>Future Council aspirations for affordable house building in Flintshire</b>
1.21	The legislative changes and policy developments which have taken place in Wales during recent years have bought a real base to deliver radical changes to some of our societal, economic and environmental challenges. In light of these policy changes over the past five years and the imminent end of the SHARP contract, it is timely that the Council and North East Wales Homes have both been actively developing and utilising alternative delivery arrangements to realise the Welsh Government's ambitions for housing providers to build at " <i>pace and scale</i> " to meet increasing demand.

1.22	<b>Current Housing Need in Flintshire</b>
1.23	<b>SARTH Housing Register</b>
1.24	<p>As at August 2020, there are approx.1900 households on the social housing register (SARTH) of which:</p> <ul style="list-style-type: none"> <li>• Approx. 150 households in band 1 (highest priority need) for social housing;</li> <li>• the majority of applicants on the register, approximately 1090 require 1 bedroom accommodation, with 542 requiring 2 bedroom accommodation; and</li> <li>• over 500 applicants require ground floor accommodation.</li> </ul> <p>The highest demand areas are Flint, Mold and Mynydd Isa, Buckley, Connah's Quay, Queensferry and Shotton.</p>
1.25	<b>Tai Teg Affordable Housing Register</b>
1.26	<p>Tai Teg advertises properties as they become available for purchase/ rent. Individuals apply for these properties through Tai Teg and are assessed based on an eligibility criteria.</p> <p>There are currently 120 applicants registered for purchase in Flintshire and 216 applicants registered for rent.</p> <p>The highest demand areas for rent and purchase are Buckley, Mold and Mynydd Isa, Connah's Quay.</p> <p>The majority of applicants require 2 and 3 bed houses.</p> <p>The Council held a publicity campaign (using press release and Twitter) during September to promote the Tai Teg register and raise awareness about affordable housing opportunities.</p>
1.27	<b>Specialist Housing Register</b>
1.28	<p>There are 54 households on the Specialist Housing register. Of these households, 47 applicants require an adapted property e.g. wheelchair accessible/ level access. A further 7 applicants need a large family house (i.e. 4 bed plus).</p> <p>Housing Strategy is working with social services and housing allocations to enhance collaborative working and improve the housing opportunities within the new build programme for different cohorts of people who have specific housing need e.g. care leavers, people with learning difficulties, adaptations etc.</p>

1.29	<b>Housing Revenue Account (HRA) Business Plan</b>
1.30	The Council's HRA business Plan has a prudent target of 50 new social units per year based upon the existing funding regime which is self-financed by the Council. All of the units delivered to date have been delivered without the availability of Welsh Government capital grant.
1.31	<p>However, it is likely as part of its review of affordable housing in Wales, capital funding may become available to local authorities in Wales to develop new social and affordable housing which is additional to what is currently projected in the Council's Business Plan. Whilst further detail is being awaited from Welsh Government, local authorities are being encouraged to develop plans for new housing schemes in readiness for any new capital funding regime.</p> <p>Initial indications are that new build properties should be at zero net carbon (EPC A) to be able to access Welsh Government grant.</p>
1.32	<b>Welsh Government Land Release Fund (LRF)</b>
1.33	<p>In December 2020 Welsh Government invited funding bids for its Land Release Fund Programme. The purpose of the funding is to help local authorities and Registered Providers bring forward "stalled" sites for residential use (Pre Construction Activity).</p> <p>Two Bids totalling <b>£ 213.5k</b> were submitted for two sites in Connah's Quay at Glynne Street (£48 k) and Ffordd Llanarth (£ 165.5k). One of the main conditions being that the works are to be completed by 31<sup>st</sup> March 2021.</p> <p>The purpose of the funding is to bring together a Project Design Team to oversee the development of two inter-dependent schemes intended to:-</p> <ul style="list-style-type: none"> <li>• Bring forward stalled sites utilising Modern Methods of Construction (MMC);</li> <li>• Develop homes that are certified as Passivhaus and adopt Active Building design principles;</li> <li>• Maximise positive impact on the local economy by using local contractors for example through the North Wales Construction Framework;</li> <li>• Integrate renewable energy generation and storage technologies;</li> <li>• Undertake enhanced energy modelling throughout the design process</li> <li>• Adopt an enhanced data based approach to building monitoring and control</li> <li>• Ensure integration of electric vehicles such as cars, bicycles and buses</li> </ul> <p>If successful, the funding from the Land Release Fund will be used to bring forward these two challenging sites for the provision of a projected 30 new social and affordable housing on existing Council owned land in Connah's Quay.</p>

1.34	<b>North East Wales Homes Development Strategy</b>
1.35	<p>NEW Homes growth strategy therefore will focus on building 50 units a year through the following streams.</p> <ul style="list-style-type: none"> <li>• Gifted S106 units</li> <li>• Developer S106 purchase</li> <li>• Land and build package deals</li> <li>• Partnership sites with the Council.</li> </ul>
1.36	<p>In the absence of any Welsh Government capital subsidy, NEW Homes growth strategy has been partly funded through the availability of commuted sums and shared equity monies which the Council has received through the delivery of new market sales schemes. Whilst approximately £600K has been allocated to future schemes by NEW Homes, there is no guarantee further sums on this scale will be available in the future to maintain the current pace and scale of new developments. In this instance, the availability of Welsh Government capital grant is essential to maintain the progress which the company has made has been made in recent years.</p>
1.37	<b>Self-Build</b>
1.38	<p>Self-Build Wales is delivered on behalf of the Welsh Government by the Development Bank of Wales. WG views self-build as a complementary approach to housebuilding and they would like to see all Local Authorities offer the scheme as it can provide a meaningful contribution to housing supply.</p> <p>Self-Build Wales seeks to encourage individuals, families or communities to build their own homes and provides an alternative route into home ownership. The scheme aims to remove developer profits and provides the opportunity to build a home that is tailored to needs, lifestyle and at a more affordable budget. Homes will be sustainable, high quality and with good design, built using local labour and materials, keeping expenditure in Wales.</p> <p>The financial model is administered by the Development Bank of Wales to help provide a loan to purchase the plot and complete the construction of the house. This is repaid when the house is complete the individual can then mortgage the property.</p> <p>Local Authorities, Housing Associations and private land owners can contribute land to the scheme and provide build ready 'plots' (with services and planning permission in place). The plots are made available for people to purchase at open market value. Once purchased the individual is supported through the Development Bank to complete the construction process. The Council can define an eligibility criteria for those wishing to purchase e.g. local connection/ key workers etc. Individuals apply for the scheme and plots through the Self Build Wales website.</p>

	<p>The Council is exploring opportunities to provide a small number of self-build plots within an existing development to trial the scheme.</p> <p>More information can be found at: <a href="https://selfbuild.wales/">https://selfbuild.wales/</a></p>
1.39	<b>Housing Construction North and Mid-Wales Framework Agreement</b>
1.40	<p>In addition to the delivery streams outlined earlier in this report, a further strategic development designed to promote greater partnership working through local and regional procurement frameworks, to support local supply chains has seen the establishment of the Housing Construction North And Mid-Wales Framework Agreement. This framework has been established by the Welsh Procurement Alliance (WPA) who were asked by all North and Mid-Wales local authorities and zoned housing associations across the region for assistance to make the procurement of new-build housing developments more efficient and in compliance with public sector procurement rules.</p>
1.41	<p>A core principle was the need to encourage as many local contractors to bid to be on the framework as possible. The framework needed to:</p> <ul style="list-style-type: none"> <li>• ensure compliance with public sector procurement rules</li> <li>• provide a quick and easy procurement process</li> <li>• allow for early engagement with local contractors</li> <li>• deliver value for money offer measurable community benefits</li> <li>• Maintain the quality of the developments.</li> </ul> <p>At the same time the solutions offered by the framework needed to:</p> <ul style="list-style-type: none"> <li>• be mindful of energy efficiency and the decarbonisation agenda</li> <li>• take into account the Wellbeing of Future Generations Act 201</li> <li>• provide a collaborative approach with shared expertise and resources</li> </ul>
1.42	<b>Framework and Specification</b>
1.43	<p>The framework will be used for the building of all types of housing, including bungalows, flats and apartments, care homes and sheltered and shared accommodation, covering all forms of tenure.</p>
1.44	<p>It also provides for the delivery of associated community buildings to residential developments (such as hubs and sporting facilities e.g. meeting places, health and care centres, recreational facilities and libraries) plus, any associated commercial facilities such as car parks and retail units. However, whilst scope for this associated development is included, bidders were not substantively evaluated on this aspect of development, and clients seeking to commission such developments (permissible only as incidental to a residential scheme) will be advised to carry out a mini competition. Capability to compete such developments was also not criteria for selection.</p>

1.45	<p>The framework is split into four work streams across different geographical areas.</p> <ul style="list-style-type: none"> <li>• Projects of up to 5 units on single or multiple sites</li> <li>• Projects of 6 to 15 units on single or multiple sites</li> <li>• Projects of 16 to 49 units on single or multiple sites</li> <li>• Projects of 50+ units on single or multiple sites.</li> </ul>
1.46	<b>Modern Methods of Construction (MMC)Offsite solutions</b>
1.47	<p>The tenderer's contracting package may include an offsite system and works offered shall satisfy the performance requirements set out in the framework specification (Section DD3). Where an Appointed Company proposes to use an offsite system for use in the construction of buildings under the framework, they shall provide full details of the proposed suppliers. The construction of the system shall be in accordance with the relevant manufacturer's instructions using an appropriately trained or qualified workforce.</p>
1.48	<b>Standards</b>
1.49	<p>All housing for Wales shall meet the Welsh Government's Development Quality Requirements (DQR). The requirements of the DQR shall take precedent over the general specification provided with the ITT where relevant and shall be considered when pricing works under the framework. Any future call-offs must be in line with the DQR or subsequent requirements set by the Welsh Government following its current consultation process. The products and services offered shall be capable of complying, as a minimum, with all relevant British, European and International standards, 'or equivalent'.</p>
1.50	<b>Procurement and Project Support</b>
1.51	<p>WPA are able to provide procurement advice and technical support relating to project requirements and can assist at various stages from inception to completion, including;</p> <ul style="list-style-type: none"> <li>• Aggregation of demand especially regarding offsite construction</li> <li>• Project specifications, adhering to regulations and standards</li> <li>• Planning and Building Regulations advice including self-certification schemes</li> <li>• Independent evaluation of tenders as part of your client team</li> <li>• Post-tender mathematical checks to ensure price validity</li> <li>• Price validations, verifying prices against framework rates</li> <li>• Attendance at prestart meetings and subsequent project monitoring</li> <li>• Interventions should contractors not perform</li> </ul>

1.52	<b>Community Benefits</b>
1.53	The tender process included evaluation of suppliers in relation to general corporate, social responsibilities, delivery of community benefit projects and social value initiatives. WPA also encourage our clients to include project-specific community benefits initiatives in their call-off contracts. As a not for profit organisation, WPA intends to re-invest any surplus income generated through its procurement activity to support community benefits projects and social value initiatives in the local communities we serve.
1.54	<b>Scheme investigation and feasibility Works</b>
1.55	The Council currently has an annual budget of £121K allocated for scheme investigation and feasibility for schemes in the SHARP. As these works have now been undertaken for all of the schemes in the SHARP pipeline, it is proposed that this budget is now used to assist bringing forward new schemes using the Housing Construction North and Mid-Wales Framework Agreement.

<b>2.00</b>	<b>RESOURCE IMPLICATIONS</b>
2.01	At Spring Budget 2020, the Government announced a new, discounted rate of Public Works Loan Board (PWLB) lending to support social housing in England, Scotland and Wales, this new rate is available to any local authority with an HRA for loans that will finance expenditure within that account. The value of this discount is 100 basis points (1.00%) below the rate at which the local authority currently borrows from PWLB. The Council is only able to access this rate if it ensures this borrowing is solely used as funding within the HRA.
2.02	Given the above development and the imminent announcement of capital grant funding becoming available for social and affordable new build housing programmes, both the HRA Business Plan and NEW homes Growth Strategy will be reviewed to reflect the emerging financial position and funding arrangements.

<b>3.00</b>	<b>IMPACT ASSESSMENT AND RISK MANAGEMENT</b>
3.01	<p>The key risks are:</p> <ol style="list-style-type: none"> <li>1. Not meeting local affordable housing need - The provision of affordable housing ensures that all of the county's residents have a greater opportunity access their own home. If we do not meet this need, homelessness will increase impacting on the Council's budget.</li> <li>2. Not maximising the impact of commuted sum income in addressing the affordable housing shortage in Flintshire – the Council has its own delivery targets to ensure efficient delivery of affordable housing in areas of greatest need.</li> </ol>



	<p>3. The environmental impact - This is considered and mitigated during the construction phase. All affordable homes built will meet modern standards for sustainability and energy efficiency and the Flintshire Housing Standard.</p>														
3.02	<p>All housing schemes delivered through the SHARP are considered and approved by Cabinet. Oversight and monitoring of the SHARP is done through the Housing and Regeneration Programme Board.</p> <p>All schemes are financially assessed to ensure they meet agreed financial parameters for additional borrowing in the HRA and NEWH.</p> <p>WG are also working in partnership with all Councils with HRA stock to ensure borrowing prudential indicators are monitored with their business plans to ensure sustainability of borrowing in the HRA.</p>														
3.03	<p><b>Ways of Working (Sustainable Development) Principles Impact</b></p> <table border="1" data-bbox="320 797 1382 1574"> <tr> <td data-bbox="320 797 743 909"><b>Long-term</b></td> <td data-bbox="743 797 1382 909">Positive - more affordable homes will be provided in the right location.</td> </tr> <tr> <td data-bbox="320 909 743 1093"><b>Prevention</b></td> <td data-bbox="743 909 1382 1093">Preventing - preventing people becoming homeless through ensuring there is relevant services and accommodation available.</td> </tr> <tr> <td data-bbox="320 1093 743 1238"><b>Integration</b></td> <td data-bbox="743 1093 1382 1238">Positive – the delivery of a range of affordable homes will contribute to Integration within communities.</td> </tr> <tr> <td data-bbox="320 1238 743 1424"><b>Collaboration</b></td> <td data-bbox="743 1238 1382 1424">Positive – the proposed financial arrangements will facilitate greater collaboration between the Council and the local communities which it serves.</td> </tr> <tr> <td data-bbox="320 1424 743 1574"><b>Involvement</b></td> <td data-bbox="743 1424 1382 1574">Positive - the Council has consulted extensively with the local community on the proposed scheme.</td> </tr> </table> <p><b>Well-being Goals Impact</b></p> <table border="1" data-bbox="320 1720 1382 2096"> <tr> <td data-bbox="320 1720 743 2018">Prosperous Wales</td> <td data-bbox="743 1720 1382 2018">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.</td> </tr> <tr> <td data-bbox="320 2018 743 2096">Resilient Wales</td> <td data-bbox="743 2018 1382 2096">Positive - Developing low / zero carbon homes though adopting modern methods</td> </tr> </table>	<b>Long-term</b>	Positive - more affordable homes will be provided in the right location.	<b>Prevention</b>	Preventing - preventing people becoming homeless through ensuring there is relevant services and accommodation available.	<b>Integration</b>	Positive – the delivery of a range of affordable homes will contribute to Integration within communities.	<b>Collaboration</b>	Positive – the proposed financial arrangements will facilitate greater collaboration between the Council and the local communities which it serves.	<b>Involvement</b>	Positive - the Council has consulted extensively with the local community on the proposed scheme.	Prosperous Wales	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
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		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 wellbeing.
	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 wellbeing of Wales.

<b>4.00</b>	<b>CONSULTATIONS REQUIRED/CARRIED OUT</b>
4.01	None required as part of this report.

<b>5.00</b>	<b>APPENDICES</b>
5.01	None.

<b>6.00</b>	<b>LIST OF ACCESSIBLE BACKGROUND DOCUMENTS</b>
6.01	<p>The North &amp; Mid Wales framework information is at:</p> <p><a href="https://welshprocurement.cymru/frameworks/housing-construction-north-and-mid-wales/">https://welshprocurement.cymru/frameworks/housing-construction-north-and-mid-wales/</a></p> <p>Link to Welsh government's Sell to Wales website is at:</p> <p><a href="https://selfbuild.wales/">https://selfbuild.wales/</a></p>

<b>7.00</b>	<b>CONTACT OFFICER DETAILS</b>
7.01	<p><b>Contact Officer:</b> Melville Evans, Housing Programmes Manager  <b>Telephone:</b> 01352 701436  <b>E-mail:</b> <a href="mailto:Melville.evans@flintshire.gov.uk">Melville.evans@flintshire.gov.uk</a></p>

<b>8.00</b>	<b>GLOSSARY OF TERMS</b>
8.01	<p><b>Strategic Housing And Regeneration Programme (SHARP)</b> – Flintshire County Council House Building Programme which will build 500 new homes (303 Council) and 197 (affordable).</p> <p><b>Welsh Housing Quality Standard (WHQS)</b> - Flintshire County Council will be spending £111 million over six years on a major refurbishment and maintenance programme of works bring its 7,200 Council homes up to the Welsh Government’s Welsh Housing Quality Standard (WHQS) new properties across the Council during the next five years.</p> <p><b>Standard Development Scheme Assumptions</b> - agreed allowances for voids; maintenance costs; rental income levels (including CPI etc.) and will be used to assess all potential future development schemes to determine Scheme feasibility and viability.</p>

Mae'r dudalen hon yn wag yn bwrpasol

# Eitem ar gyfer y Rhaglen 9



## COMMUNITY, HOUSING & ASSETS OVERVIEW AND SCRUTINY COMMITTEE

<b>Date of Meeting</b>	Wednesday 20 <sup>th</sup> January, 2021
<b>Report Subject</b>	Council Plan 2021-22
<b>Cabinet Member</b>	Cabinet Member for Corporate Management and Assets and Cabinet Member for Housing
<b>Report Author</b>	Chief Officer (Housing & Assets)
<b>Type of Report</b>	Strategic

### **EXECUTIVE SUMMARY**

The Council Plan for 2017-23 was adopted by County Council to show the key priorities of the Council for the five year term of the new administration. The Plan is subject to annual review.

The content of the Council Plan for 2021/22 will continue to take into account continued recovery in addition to our longer-term strategic objectives.

The initial framework for Part One of the next version of the Council Plan is built around six themes:

- Economy
- Education and Skills
- Green Society and Environment
- Affordable and Accessible Housing
- Personal and Community Well-being
- Poverty

Each of these six themes is accompanied by a strategic statement. The statements lend themselves to being Well-being objectives.

The six themes will be mapped out against the respective lead portfolios for reporting to the Overview and Scrutiny Committees. Corporate Resources Overview and Scrutiny Committee have supported the timeline for the development of the plan.

Following Cabinet agreement the next stage of development for the Plan's outline content is for Scrutiny Committees to review and consider its contents. All comments and suggestions will then be collated and shared at Corporate Resources Overview and Scrutiny Committee.

## RECOMMENDATIONS

1	To review and agree the further developed themes of the Council Plan 2021-22 prior to sharing with Cabinet in March 2021.
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## REPORT DETAILS

<b>1.00</b>	<b>EXPLAINING THE COUNCIL PLAN 2021/22</b>
1.01	<p>The Council Plan for 2021-22 has a refreshed structure of six themes and supporting priorities which both set ambition with measured realism as follows:</p> <p><b>Theme: Poverty</b> Priorities:</p> <ul style="list-style-type: none"><li>- Income Poverty</li><li>- Child Poverty</li><li>- Food Poverty</li><li>- Fuel Poverty</li><li>- Digital Poverty</li></ul> <p><b>Theme: Affordable and Accessible housing</b> Priorities:</p> <ul style="list-style-type: none"><li>- Housing support and Homeless prevention</li><li>- Housing Needs and Housing Options</li><li>- Social Housing</li><li>- Private Rented Sector</li><li>- Empty Properties</li></ul> <p><b>Theme: Green Society and Environment</b> Priorities:</p> <ul style="list-style-type: none"><li>- Carbon Neutrality</li><li>- Fleet Strategy</li><li>- Green Environment</li><li>- Renewable Energy</li><li>- Active and Sustainable Travel Options</li><li>- Circular Economy</li></ul> <p><b>Theme: Economy</b> Priorities:</p> <ul style="list-style-type: none"><li>- Town Centre Regeneration</li><li>- Business</li><li>- Transport and digital infrastructure</li><li>- LDP Targets</li><li>- Spending money for the benefit of Flintshire</li><li>- Reducing Worklessness</li></ul> <p><b>Theme: Personal and Community Well-being</b> Priorities:</p> <ul style="list-style-type: none"><li>- Independent Living</li><li>- Safeguarding</li><li>- Direct Provision to support people closer to home</li></ul>

	<ul style="list-style-type: none"> <li>- Local Dementia Strategy</li> <li>- A well-connected, safe and clean local environment.</li> </ul> <p><b>Theme: Education and Skills</b></p> <p>Priorities:</p> <ul style="list-style-type: none"> <li>- Educational Engagement and Achievement</li> <li>- Digital Learning Opportunities</li> <li>- Learning Environments</li> <li>- Learning Community Networks</li> <li>- Specialist Educational Provision</li> <li>- Welsh Education Strategic Plan (WESP)</li> </ul>
1.02	The work on the detail behind the priorities has progressed well and is attached at Appendix 1. Cabinet have agreed to the content. The next step is for all Scrutiny Committees to be consulted with over the next cycle.
1.03	Following this cycle of consultation, the Plan will be presented to Cabinet in its second stage prior to adoption by the County Council in April/May.

<b>2.00</b>	<b>RESOURCE IMPLICATIONS</b>
2.01	Council planning and service portfolio business planning is dove-tailed with the periodic review of the Medium Term Financial Strategy and Capital Programme.

<b>3.00</b>	<b>CONSULTATIONS REQUIRED / CARRIED OUT</b>
3.01	<p>Consultation has been carried out with Chief Officers, Cabinet members and the wider internal senior management network on the framework of the Plan.</p> <p>Overview and Scrutiny committees will have the opportunity to be engaged in the development of the Plan.</p>

<b>4.00</b>	<b>IMPACT ASSESSMENT AND RISK MANAGEMENT</b>											
4.01	<p><b>Ways of Working (Sustainable Development) Principles Impact</b></p> <table border="1" style="width: 100%;"> <tr> <td style="width: 40%;">Long-term</td> <td rowspan="5">Throughout the 2021/22 Council Plan development we will ensure the five ways of working are embedded within our ambitions and easily reported on.</td> </tr> <tr> <td>Prevention</td> </tr> <tr> <td>Integration</td> </tr> <tr> <td>Collaboration</td> </tr> <tr> <td>Involvement</td> </tr> </table> <p><b>Well-being Goals Impact</b></p> <table border="1" style="width: 100%;"> <tr> <td style="width: 40%;">Prosperous Wales</td> <td rowspan="4">Throughout the 2021/22 Council Plan development we will be ensuring we capture our contributions to the seven well-being goals within our ambitions.</td> </tr> <tr> <td>Resilient Wales</td> </tr> <tr> <td>Healthier Wales</td> </tr> <tr> <td>More equal Wales</td> </tr> </table>	Long-term	Throughout the 2021/22 Council Plan development we will ensure the five ways of working are embedded within our ambitions and easily reported on.	Prevention	Integration	Collaboration	Involvement	Prosperous Wales	Throughout the 2021/22 Council Plan development we will be ensuring we capture our contributions to the seven well-being goals within our ambitions.	Resilient Wales	Healthier Wales	More equal Wales
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Vibrant Wales					
Globally responsible Wales					
	<p><b>Council's Well-being Objectives</b></p> <p>These are under review as part of this work.</p> <p><b>Risk Management</b></p> <p>The risks to the statutory requirements of the Plan include not publishing the Plan within statutory timescales and not adhering to the prerequisite content.</p> <p>Both these risks are managed through adherence to well established procedures for publishing the Plan.</p>				

<b>5.00</b>	<b>APPENDICES</b>
5.01	Appendix 1: Draft Council Plan (Part 1) 2021-22

<b>6.00</b>	<b>LIST OF ACCESSIBLE BACKGROUND DOCUMENTS</b>
6.01	None

<b>7.00</b>	<b>CONTACT OFFICER DETAILS</b>
7.01	<p><b>Contact Officer:</b> Jay Davies, Strategic Performance Advisor  <b>Telephone:</b> 01352 702744  <b>E-mail:</b> <a href="mailto:jay.davies@flintshire.gov.uk">jay.davies@flintshire.gov.uk</a></p>

<b>8.00</b>	<b>GLOSSARY OF TERMS</b>
8.01	<p><b>Council Plan:</b> the document which sets out the annual priorities of the Council. It is a requirement of the Local Government (Wales) Measure 2009 to set objectives and publish a Plan.</p> <p><b>Medium Term Financial Strategy:</b> a written strategy which gives a forecast of the financial resources which will be available to a Council for a given period, and sets out plans for how best to deploy those resources to meet its priorities, duties and obligations.</p>



## Draft Council Plan 2021/22

Priority Name	Poverty
Description/ Well-being Objective	Protecting people from poverty by supporting them to meet their basic needs
<p><b>Income Poverty</b></p> <p>Definition: People on low income who are unable to meet day to day living costs</p>	<ul style="list-style-type: none"> <li>• Families are supported to be financially resilient by:               <ol style="list-style-type: none"> <li>a) Maximising the number of people signposted for support to facilitate longer term behavioural change</li> <li>b) Ensuring that take-up to benefit entitlements is maximised in a timely way by processing claims efficiently</li> <li>c) Maximising take up of the Discretionary Housing Payments scheme and other financial support</li> <li>d) Continuing to offer our community hub (Contact Centres) approach bringing access to a range of programmes, services and agencies together in one place</li> </ol> </li> </ul>
<p><b>Child Poverty</b></p> <p>Definition: Children who don't have access to adequate food, clothing, shelter and education to lead a healthy and active life</p>	<ul style="list-style-type: none"> <li>• The cost of sending children to school is reduced by:               <ol style="list-style-type: none"> <li>a) Making the processes for claiming free school meals as simple and straightforward as possible to increase the percentage of take-up against entitlement</li> <li>b) Encouraging take-up of the free school breakfast for year 7 pupils eligible for free school meals</li> <li>c) Maximising the take-up of the school uniform grant</li> </ol> </li> <li>• Free access to books, ICT networks and devices and library services are maintained by:               <ol style="list-style-type: none"> <li>a) Maintaining the network of six libraries in partnership with Aura</li> <li>b) Increasing online access for books by children and young people</li> </ol> </li> </ul>
<p><b>Food Poverty</b></p> <p>Definition: People who are not able to access food that meets their daily nutritional needs and requirements</p>	<ul style="list-style-type: none"> <li>• Everyone in Flintshire has access to affordable, good fresh food by:               <ol style="list-style-type: none"> <li>a) The development of a "Well Fed at Home service" by March 2022</li> <li>b) The development and delivery of a "Hospital to Home" meals service by March 2022</li> </ol> </li> </ul>

	<ul style="list-style-type: none"> <li>c) The introduction of a transported and delivered food service “Mobile Meals” to those who are vulnerable by March 2022</li> </ul>
<p><b>Fuel Poverty</b></p> <p>Definition: Households that have higher than average fuel costs and meeting those costs will cause them to experience poverty.</p>	<ul style="list-style-type: none"> <li>• Reducing the risk of fuel poverty for residents by increasing the energy efficiency of all homes by increasing the energy efficiency of homes</li> <li>• Engaging, supporting and referring vulnerable households to reduce fuel poverty and improve health and wellbeing</li> </ul>
<p><b>Digital Poverty</b></p> <p>Definition: Inability to interact fully in a digital world</p>	<ul style="list-style-type: none"> <li>• Support and enable access to the internet and devices to ensure people are not excluded from a digital world by: <ul style="list-style-type: none"> <li>a) Supporting people to use appropriate digital technology through the Digital Champions Scheme</li> <li>b) Providing free of charge public access to the internet at Connects Centres and Aura library services</li> <li>c) Increasing uptake of access to devices through the Aura Library Loan Scheme</li> <li>d) Increasing take-up of ‘Learn my Way’ digital learning opportunities supported by Aura by Autumn 2021</li> </ul> </li> <li>• Support people to access information digitally by: <ul style="list-style-type: none"> <li>a) Providing access to council services on the internet in a responsive way (information can be accessed using different devices)</li> <li>b) Promoting initiatives to help people to use digital technology now and in the future.</li> <li>c) Increasing access to information online to support people to retain their digital skills</li> <li>d) Promote the range of digital training and skill development provided by Coleg Cambria</li> </ul> </li> </ul>

<b>Priority Name</b>	<b>Affordable and Accessible Housing</b>
<b>Description/ Well-being Objective</b>	Housing in Flintshire meeting the needs of our residents and supporting safer communities
<p><b>Housing support and homeless prevention</b></p> <p>Definition: Offering support at the right time, so people can sustain their housing, prevent homelessness and live well</p>	<ul style="list-style-type: none"> <li>• Commission a wide range of housing related support that meets the needs of the people of Flintshire</li> <li>• Promoting housing support and homeless prevention services with our residents and partners</li> <li>• Ensure there is a multi-agency partnership approach to homeless prevention and develop a culture where homelessness is “everyone’s business”</li> <li>• When homelessness does occur, ensure that it is rare, brief and non-recurring</li> <li>• Develop and extend our Housing First and Rapid Rehousing approaches for those who do experience homelessness</li> <li>• Remodel the “emergency beds” Homeless Hub accommodation offer and service delivery</li> <li>• Explore opportunities to develop a young person’s homeless hub offering accommodation and support services</li> </ul>
<p><b>Housing Needs and Housing Options</b></p> <p>Definition: Empowering people to explore their housing options so they can access the right homes to meet their needs</p>	<ul style="list-style-type: none"> <li>• Promote the Single Access Route to Housing (SARTH), Common Housing Register, Affordable Housing Register and Housing Support Gateway within the community and with professionals</li> <li>• Develop self-service approaches that enable people to identify their own housing options through online support</li> <li>• Pilot a risk assessment process to identify pre tenancy support needs to reduce risk of tenancy failure</li> <li>• Review our sheltered housing stock to ensure that it continues to meet the need and aspirations of current and prospective tenants</li> <li>• Explore opportunities to develop a young person’s homeless hub offering accommodation and support services</li> </ul>
<p><b>Social Housing</b></p> <p>Definition: Working with housing partners to develop and invest in affordable housing, with modern methods of construction,</p>	<ul style="list-style-type: none"> <li>• Working with housing association partners to build 142 new social housing properties and 32 additional affordable properties</li> <li>• Increasing Flintshire Council’s housing portfolio by building 50 social housing properties and 50 affordable properties for North East Wales (NEW) Homes</li> </ul>

<p>and a commitment towards carbon neutral</p> <p><b>Poverty</b></p> <p><b>Green and Environment</b></p>	<ul style="list-style-type: none"> <li>• Ensure that Flintshire Council housing stock meets the Welsh Housing Quality Standard and achieves a minimum SAP energy efficiency rating of 65 <a href="#">Link</a></li> <li>• Develop plans for the de-carbonisation of Flintshire Council homes in line with Welsh Government guidance to ensure their thermal efficiency is optimized and the cost of heating homes are minimized <a href="#">Link</a> <a href="#">Link</a></li> <li>• Working with residents to ensure our communities are well managed, safe, and sustainable places to live <a href="#">LINK</a></li> <li>• Supporting our tenants to access technology and create sustainable digital communities</li> <li>• Listening to our tenants and working with them to improve our services, homes and communities</li> </ul>
<p><b>Private Rented Sector</b></p> <p>Definition: Supporting the private sector to raise standards in the management and condition of housing and promote tenancy sustainment in our communities</p>	<ul style="list-style-type: none"> <li>• Engaging with private sector tenants, giving them a voice and responding to their needs</li> <li>• Working in partnership with landlords and private sector agents to better understand their needs</li> <li>• Develop a “landlord offer” that encourages landlords to work with the Council to raise standards of property management and condition of homes where needed</li> <li>• Improve access to private sector properties for those who are homeless, at risk of homeless and in housing need</li> <li>• Map all Houses of Multiple Occupation (HMO’s) across Flintshire to ensure legal minimum housing standards are met and to improve residents’ quality of life</li> </ul>
<p><b>Empty Properties</b></p> <p>Definition: Bringing empty homes back into use to enhance the local housing market and improve our local communities</p> <p><b>Economy</b></p>	<ul style="list-style-type: none"> <li>• Bring empty homes back into use thorough the Empty Homes Loan</li> <li>• Explore opportunities to develop a project management service for non commercial landlords to encourage take up of the Empty Home Loan Scheme</li> <li>• Target problem empty homes in our communities and use enforcement powers where appropriate to improve our communities and increase housing supply</li> <li>• Explore opportunities to maximise housing and revitalize our towns through the redevelopment of the High Street <a href="#">Link</a></li> </ul>

<b>Priority Name</b>	<b>Green Society and Environment</b>
<b>Description/ Well-being Objective</b>	Limiting the impact of the Council’s services on the natural environment and supporting the wider communities of Flintshire to reduce their own carbon footprint.
<p><b>Carbon Neutrality</b></p> <p>Definition: A net carbon zero Council by 2030 and supporting wider decarbonisation actions across the County, making this central to Covid-19 recovery</p>	<ul style="list-style-type: none"> <li>• Governance structure (Carbon Programme Board) in place by 30 September 2021</li> <li>• Net carbon zero action plan developed and approved by 31 March 2022</li> <li>• Gather information on annual Council greenhouse gas emissions to submit to Welsh Government and the Carbon Programme Board by 30 June each year</li> <li>• Review of procurement policy to reduce greenhouse gas emissions from suppliers agreed by 31 March 2022</li> <li>• Develop a policy for sustainable and long term energy usage in capital projects where this can be achieved</li> </ul>
<p><b>Fleet Strategy</b></p> <p>Definition: Reducing the environmental impact of our fleet by maximising the opportunities to utilise sustainable forms of transport across the Council’s fleet</p>	<ul style="list-style-type: none"> <li>• Journey Management and driver training: Ensure that all business journeys are subject to proper planning, and avoided wherever possible to minimise unnecessary mileage and environmental impact through use of remote meetings, home working, route optimisation, control of vehicle logs, capture corporate mileage figures etc.</li> <li>• Reduced ‘grey’ mileage through continued use of virtual meeting attendance and reduction in unnecessary journeys through the adoption of new ways of working</li> <li>• Conversion of authority’s fleet to electric and alternative fuels (hydrogen etc) where technically and economically feasible</li> </ul>
<p><b>Green Environment</b></p> <p><b>Definition:</b> The promotion, good management and protection of our green spaces to deliver multiple benefits to the environment and our residents and visitors</p>	<ul style="list-style-type: none"> <li>• Delivery of the Urban Tree and Woodland Plan</li> <li>• Enhancement of the natural environment through the delivery of the Section 6 Environment Act Wales biodiversity duty</li> <li>• Develop a strategy to improve biodiversity and carbon sequestration on the agricultural estate by 31 December 2021</li> </ul>

<p><b>Renewable Energy</b></p> <p>Definition: The promotion and support of renewable energy opportunities across the Council Estate and wider communities.</p>	<ul style="list-style-type: none"> <li>• Assess feasibility of renewable energy and land assets and link to wider carbon ambitions by 30 September 2021</li> <li>• Determine appropriate investment strategy for future renewable energy developments by 31 March 2022</li> </ul>
<p><b>Active and Sustainable Travel Options</b></p> <p>Definition: Provide opportunities for increasing levels of walking and cycling (active travel) and enable access to other alternative and sustainable methods of travel</p>	<ul style="list-style-type: none"> <li>• Promote the use of public transport through the further development of the Council’s core bus network</li> <li>• Promote active travel and further develop the Council’s cycleway network</li> <li>• Promotion of multi modal transport journeys and the development of strategic transport hubs</li> <li>• Development of the County’s electric car charging network</li> <li>• Development of the Council’s walking and cycling network</li> </ul>
<p><b>Circular Economy</b></p> <p>Definition: Support and promote the Welsh Government’s strategy to create a sustainable, circular economy in Flintshire</p>	<ul style="list-style-type: none"> <li>• Achievement of Welsh Government recycling targets</li> <li>• Development and extension of the Standard Yard Waste &amp; Recycling Transfer Station by investing in infrastructure to enable future growth and capacity in terms of increasing the volume and quality of recyclable materials processed and reducing material contamination, thereby maximising potential income for recyclable materials for the Authority</li> <li>• Development and extension of the Greenfield Composting Facility and Waste Transfer Station to future proof the site for increased garden waste tonnages and explore the potential to offer the facility as a regional garden waste composting solution and re-use collection point from our Household Recycling Centres</li> <li>• Support and promote the development of Re-Use and Repair Cafés within the County and encourage charities to adopt our Household Recycling Centres in order to re-use and recover products and materials</li> <li>• Through partnership working, actively support and engage with community led groups by developing initiatives such as plastic free/zero waste</li> </ul>

	<p>communities, environmental projects and re-use and recycling initiatives</p> <ul style="list-style-type: none"> <li>• Support local businesses in their efforts to reduce their carbon footprint and become more resource efficient</li> <li>• Phase out single-use plastic within the Council</li> </ul>
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Priority Name	Economy
Description/ Well-being Objective	Enabling a sustainable economic recovery
<p><b>Town Centre Regeneration</b></p> <p>Definition: Regenerate and re-invent our town centres</p>	<ul style="list-style-type: none"> <li>• Monitor the health and vitality of town centres to support effective management and business investment decisions.</li> <li>• Promote town centre, hospitality and tourism businesses to help with their post-Covid recovery.</li> <li>• Encourage and support investment in town centre properties especially to facilitate more sustainable uses.</li> <li>• Improve the environment in town centres.</li> <li>• Support the growth of community enterprises in town centre locations.</li> </ul>
<p><b>Business</b></p> <p>Definition: Enable business continuity and encourage appropriate investment</p> <p style="background-color: #55a868; color: white; padding: 2px;"><b>Green Society and Environment</b></p>	<ul style="list-style-type: none"> <li>• Engage small businesses and improve support packages available to them.</li> <li>• Support the post-Covid recovery of Flintshire's street and indoor markets.</li> <li>• Support the growth of the local and regional food and drink business sector through marketing and collaborative projects.</li> <li>• Support the recovery of the tourism and hospitality sectors and rebuild confidence in the industry.</li> <li>• Increase the scale and impact of the social business sector.</li> <li>• Support local businesses in their efforts to reduce their carbon footprint and become more resource efficient</li> </ul> <p style="background-color: #55a868; color: white; padding: 2px;"><b>Link</b></p>
<p><b>Transport and digital infrastructure</b></p> <p>Definition: Ensure that the transport and digital networks</p>	<ul style="list-style-type: none"> <li>• Complete the connection of all eligible public buildings through the Local Full Fibre Network Project.</li> <li>• Start the delivery of the Flintshire elements of the North Wales Growth Deal investment in digital infrastructure.</li> <li>• Connect further rural communities to improved digital infrastructure.</li> </ul>

<p>facilitate and support recovery and growth</p> <p><b>Green Society and Environment</b></p>	<ul style="list-style-type: none"> <li>• Develop and deliver transport infrastructure improvements as part of North Wales Metro programme and the Council's Integrated Transport Strategy.</li> <li>• Ensure Flintshire strategic transport priorities are well-represented in the Regional Transport Plan from the forthcoming Corporate Joint Committee development.</li> </ul> <p><a href="#">Link</a></p>
<p><b>LDP Targets</b></p> <p>Definition: Achieve LDP policy objectives for growth, protection and enhancement</p>	<ul style="list-style-type: none"> <li>• Ensure timely adoption of the LDP once Inspector's Report received</li> <li>• Monitor overall Plan performance via the Annual Monitoring Report (AMR) and submit to Welsh Government</li> <li>• Maintain and update the LDP housing Trajectory in line with planning decisions made</li> <li>• Make decisions at Planning Committee in line with the adopted LDP</li> <li>• Reference the LDP growth strategy in early work on a North Wales Strategic Development Plan (SDP)</li> </ul>
<p><b>Spending money for the benefit of Flintshire</b></p> <p>Definition: Grow our local economic vitality through social value commitments and procurement strategy</p>	<ul style="list-style-type: none"> <li>• Encourage and support commissioners and suppliers to generate additional well being outcomes.</li> <li>• Increase the ability and confidence of local businesses to supply the public sector.</li> <li>• Collate and celebrate the achievement of strategic well being outcomes.</li> </ul>
<p><b>Reducing worklessness</b></p> <p>Definition: Work with our partners to support individuals to gain employment</p> <p><b>Poverty</b></p>	<ul style="list-style-type: none"> <li>• Co-ordinate a multi-agency approach to support businesses to recruit staff from disadvantaged groups</li> </ul> <p><a href="#">Link</a></p> <ul style="list-style-type: none"> <li>• Deliver mentoring and wider support programmes to assist disadvantaged people to re-engage with the labour market. <a href="#">Link</a></li> </ul>



Priority Name	Personal and Community Well-being
Description/ Well-being Objective	Supporting people in need to live as well as they can
<p><b>Independent Living</b></p> <p>Definition: People will be supported to live as independently as possible through the right type of support, when they need it.</p>	<ul style="list-style-type: none"> <li>• Provide an additional 32 placements at Marleyfield House Care Home to support older people, with a focus on independence.</li> <li>• Develop and extend our approach to Micro Care so there are more Providers supporting more people in their own homes</li> <li>• Increase the number of people who are able to make their own care arrangements through a Direct Payment</li> <li>• Ensure services for families with children aged 0-7 are better integrated through the 'Early Years Pathfinder' project</li> </ul>
<p><b>Safeguarding</b></p> <p>Definition: Implement and promote the new safeguarding procedures so our employees understand how they can help safeguard people in the community</p>	<ul style="list-style-type: none"> <li>• Develop and relaunch our corporate e-learning package to reflect the new safeguarding procedures. This will include extending access to the safeguarding e-learning module to key partners</li> <li>• Promote the 'duty to report' so our employees understand their responsibility to report safeguarding concerns</li> <li>• Implement an 'active offer' of advocacy support for people involved in the safeguarding process</li> </ul>
<p><b>Direct Provision to support people closer to home</b></p> <p>Definition: The services we provide so people can access the support they need in their local community</p>	<ul style="list-style-type: none"> <li>• Set up a registered Children's Home to help avoid the need for residential placements outside Flintshire</li> <li>• Grow our in-house homecare service to support more people to live at home</li> <li>• Grow our in house fostering service to support more looked after children</li> <li>• Extend Croes Atti Care Home for older people, with a focus on dementia care.</li> <li>• Develop the services we offer to provide respite for families with disabled children</li> </ul>
<p><b>Local Dementia Strategy</b></p> <p>Definition: Continuing to improve the lives of people living with dementia in Flintshire</p>	<ul style="list-style-type: none"> <li>• Work with registered Care homes providers and health partners to develop more long term nursing care placements for people who have dementia.</li> <li>• Develop a Flintshire Dementia strategy that sets a shared vision, and action, for the next phase of developing good dementia support for individuals, families, carers and communities</li> </ul>

<p><b>A well-connected, safe and clean local environment.</b></p> <p>Definition: Resilient communities where people feel connected and safe</p>	<ul style="list-style-type: none"> <li>• Protect residents and our environment from pollution and other public health and safety hazards by achieving the Streetscene Standard</li> <li>• Keep our local communities clean and safe through engagement, education and environmental enforcement</li> <li>• Work with local communities to inform a long term vision and delivery plan for using the Flexible Funding Grant programme to achieve positive outcomes for people</li> </ul>

<b>Priority Name</b>	<b>Education and Skills</b>
<b>Description/ Well-being Objective</b>	Enabling and Supporting Learning Communities
<p><b>Educational Engagement and Achievement</b></p> <p>Definition: Providing diverse learning opportunities to support educational achievement in schools and communities</p>	<ul style="list-style-type: none"> <li>• Maintain support for the rollout of the revised curriculum for pupils from 3-16 which better prepares them for their future lives and employment</li> <li>• Continue to support the raising of standards at all key stages to enable onward learner progression</li> <li>• Continue to improve attendance and reduce exclusions to maximise educational achievement</li> <li>• Continue to broaden the offer of alternative education opportunities to support learner engagement</li> </ul>
<p><b>Digital Learning Opportunities</b></p> <p>Definition: Supporting education engagement and</p>	<ul style="list-style-type: none"> <li>• Support schools and wider education services to increase their digital offer for children and young people.</li> </ul>

<p>achievement through proactive use of accessible digital media</p>	<ul style="list-style-type: none"> <li>• Develop a new delivery plan for Integrated Youth Services with a greater focus on digital engagement to increase participation</li> <li>• Increase the range of digital material hosted on the North East Wales Archive website and other digital services to encourage greater participation with the service</li> <li>• Continue to support learners who are 'digitally disadvantaged' to access IT devices to promote equity and engagement</li> <li>• Delivery of 'Learn My Way Free' IT courses in all Libraries from April 2021</li> <li>• From January 2021 provide in partnership with Adult Community Learning informal community training for groups of 6 people in Flint Library to access Zoom and other online learning platforms</li> <li>• Arts Council Funded partnership with Gladstone Library and visual artist to provide digital art workshops based on collections at Gladstone Library</li> </ul>
<p><b>Learning Environments</b></p> <p>Definition: Creating aspirational and flexible learning environments</p>	<ul style="list-style-type: none"> <li>• Provide high quality learning environments through the Council's capital investment programme and WG grant funding streams</li> <li>• Progress the North East Wales Archive funding bid through the Stage 1 Heritage Horizons Award of the National Heritage Lottery Fund</li> <li>• Increase usage of community spaces in re-developed Flint Library and Wellbeing Hub by 15%</li> </ul>
<p><b>Learning Community Networks</b></p> <p>Definition: Supporting our learning communities to engage and achieve through extensive partnership working unpinned by common safeguarding practices</p>	<ul style="list-style-type: none"> <li>• Complete the contractual arrangements for the North East Wales Archive between Flintshire CC and Denbighshire CC to provide a sustainable and resilient service</li> <li>• Establish a sub-regional partnership for the delivery of Adult Community Learning with Wrexham CBC to maximise opportunities for participants and providers</li> <li>• Develop a Delivery Plan for Adult Community Learning with new partners to increase engagement and improve skills within local communities</li> <li>• Work with Adult Community Learning and Flintshire Learning Recovery &amp; Wellbeing Network</li> </ul>

	<p>Partners to share best practice and maximise opportunities for learning within the community. Opportunities to be available in all Aura libraries from Summer 2021.</p> <ul style="list-style-type: none"> <li>• Work in partnership with Open University Wales to support and signpost library users to OpenLearn courses and subsequent learning pathways. OpenLearn Champions in each library from October 2020.</li> </ul>
<p><b>Specialist Educational Provision</b></p> <p>Definition: Extending local capacity to support learners with additional learning needs (ALN)</p>	<ul style="list-style-type: none"> <li>• Continue to embed the implementation plan to deliver a new statutory approach for supporting children and young people with learning needs from 0-25 years</li> <li>• Complete the build project for Plas Derwen (Pupil Referral Unit) to transform the delivery of this specialist service</li> <li>• Increase the capacity of Plas Derwen staff to delivery more outreach work to share their expertise across the schools workforce</li> <li>• Develop a long term strategy to ensure sufficient and appropriate capacity to support learners with a range of additional educational needs that maximises local expertise and financial resources</li> </ul>
<p><b><u>Welsh Education Strategic Plan (WESP)</u></b></p> <p>Definition: Working with schools and partners to support the Welsh Government’s strategy to enable one million Welsh speakers by 2050</p>	<ul style="list-style-type: none"> <li>• Increase the capacity and take up of Welsh medium education to achieve Welsh Government targets</li> <li>• Further Improve the Welsh language skills of staff in schools to more effectively support learners and the delivery of the curriculum</li> <li>• Continue to improve pupils’ standards of Welsh in all schools to encourage greater bilingualism</li> <li>• Extend the range of youth services which can be delivered bilingually to encourage young people to retain and use their Welsh language skills into early adulthood</li> <li>• Maintain Welsh Government Quality Indicator for Welsh Language resources in Aura libraries</li> </ul>

# Eitem ar gyfer y Rhaglen 10

Yn rhinwedd paragraff(au) 14 of Part 4 of Schedule 12A  
o Ddeddf Llywodraeth Leol 1972.

Dogfen Gyfyngedig - Ni ddylid ei chyhoeddi

Mae'r dudalen hon yn wag yn bwrpasol

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