

## COMMUNITY AND ENTERPRISE OVERVIEW & SCRUTINY COMMITTEE

<b>Date of Meeting</b>	Monday 18 <sup>th</sup> February 2019
<b>Report Subject</b>	Housing Strategy and Action Plan
<b>Cabinet Member</b>	Deputy Leader and Cabinet Member for Housing
<b>Report Author</b>	Chief Officer (Housing & Assets)
<b>Type of Report</b>	Strategic

### EXECUTIVE SUMMARY

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

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

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

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

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

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

### RECOMMENDATIONS

1.	To note the Housing Strategy and draft Action Plan for 2019-2024 and provide comments for consideration.
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## REPORT DETAILS

<b>1.00</b>	<b>BACKGROUND</b>
1.01	Flintshire’s Housing Strategy and draft Action Plan sets out the vision for how the Council with its partners, will deliver our affordable housing needs, provide the relevant support to our residents and ensure we create sustainable homes.
1.02	<p>The previous Housing Strategy delivered on a number of achievements including:</p> <ul style="list-style-type: none"> <li>• Delivery of circa 300 new Social and Affordable Homes across Flintshire by the Council and our Housing Associations partners;</li> <li>• Worked with the private developers to provide 134 affordable ownership shared equity units for people who were unable to purchase in the open market;</li> <li>• Regenerated Flint Town Centre by demolishing the Maisonettes and replaced by 62 affordable rent and 30 social rented properties;</li> <li>• Established a common allocation policy for social rented units with our partners; and</li> <li>• Delivered a significant part of the Welsh Housing Quality Standard on both the Council housing stock and our partner Housing Associations’ stock.</li> </ul>
1.03	<p>Moving forward, the Housing Strategy will build on its previous achievements within the context of the current challenges we face such as welfare reform, the increase in ‘hidden’ homeless and limited resources. The Strategy sets out the Council’s ambitions for the future in meeting the housing needs of Flintshire’s residents.</p> <p>The vision for the Strategy is as follows:-  <i>‘To work with key stakeholders to inform and deliver the right type of quality housing and most appropriate support to meet the needs of our population.’</i></p>
	<b>The Housing Strategy and draft Action Plan</b>
1.04	<p>The Housing Strategy identifies 3 priorities with key areas for action within in each priority:</p> <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>
1.05	<p>Priority 1 aims to address the lack of supply of affordable housing to meet the demand, which is evident on the Single Access Route to Housing (SARTH) for social housing and on the Affordable Housing Register - Tai Teg. To address this challenge we have identified in the strategy a number of solutions including:</p>

	<ul style="list-style-type: none"> <li>• Building more new homes;</li> <li>• Improving access to the private rented sector;</li> <li>• Better use of existing stock; and</li> <li>• Strategic acquisitions.</li> </ul> <p>The action plan needs to ensure we provide the right type of homes to meet people's needs in the right locations.</p>
1.06	<p>Priority 2 aims to ensure we have the right type of housing related support in place to prevent issues that can cause vulnerable people to become homeless.</p> <p>The principle of housing related support is to support a person to access, maintain and manage their accommodation by assessing and developing or maintaining the necessary skills and confidence to live as independent a life as possible. The priority will focus on prevention and intervention, and complements the priorities set out in the Regional Homelessness Strategy and local action plan.</p> <p>It is, however, wider than homelessness and the action plan identifies interventions for different vulnerable groups including disabled and older people.</p>
1.07	<p>Priority 3 aims to improve the quality of existing housing stock and develop innovative, energy efficient new stock to contribute towards the decarbonisation target of 3% by 2020 as set out in the Climate Change Strategy for Wales Delivery Plan for Emission Reduction.</p> <p>The key areas includes:</p> <ul style="list-style-type: none"> <li>• maximising energy efficiency methods;</li> <li>• improving standards in the private rented sector;</li> <li>• improving the standard of public sector stock; and</li> <li>• address fuel poverty.</li> </ul> <p>Importantly this priority includes sustainability of homes and includes the provision of adaptations to allow people to stay in their homes as long as feasible.</p>
	<b>Next Steps</b>
1.08	<p>A workshop is due to be held in February 2019 with key stakeholders to review the action plan, including our Housing Association Partners and other groups with an interest, so as to:-</p> <ol style="list-style-type: none"> <li>a) Ensure the actions identified under each of the priorities are comprehensive, deliverable and affordable;</li> <li>b) Identify any gaps in terms of the actions listed; and</li> <li>c) Identify outcomes / outputs and lead organisations.</li> </ol>
1.09	<p>The aim is for the final version of the Housing Strategy and Action Plan to be available in Spring 2019.</p>

<b>2.00</b>	<b>RESOURCE IMPLICATIONS</b>
2.01	Not as a direct result of this report.

<b>3.00</b>	<b>CONSULTATIONS REQUIRED / CARRIED OUT</b>
3.01	The draft Housing Strategy was considered by the Chief Officers Team in December 2018 with a number of comments / amendments provided.
3.02	On 14th January there was a Member's workshop which has provided feedback, comments and observations for consideration and inclusion within the report where relevant.
3.03	A further workshop will take place in February 2019 with key stakeholders to consider the action plan and identify gaps / further actions and outcomes.
3.04	Wider consultation will be undertaken through the Council's website.

<b>4.00</b>	<b>RISK MANAGEMENT</b>
4.01	N/A

<b>5.00</b>	<b>APPENDICES</b>
5.01	Appendix 1 - Draft copy of Housing Strategy and Action Plan

<b>6.00</b>	<b>LIST OF ACCESSIBLE BACKGROUND DOCUMENTS</b>
6.01	None.  <b>Contact Officer:</b> Lesley Bassett, Housing Strategy Manager <b>Telephone:</b> 01352 701433 <b>E-mail:</b> Lesley.bassett@flintshire.gov.uk

<b>7.00</b>	<b>GLOSSARY OF TERMS</b>
7.01	<b>Single Access Route to Housing (SARTH) Policy</b> – the regional common policy for all major social landlords allocating social housing properties across Conwy, Denbighshire and Wrexham.  <b>WHQS (Welsh Housing Quality Standard)</b> – The Welsh Government's standard for housing in Wales.