



## **Draft Flintshire County Council Prospectus**

**July 2021**

### **Summary of LA Priorities**

- General needs for social rent and intermediate affordable housing based on the local areas need as demonstrated via SARTH and Tai Teg
- 1 bedroom accommodation
- Specialist housing provision (wheelchair adapted/ larger properties/ special needs) to be included within all housing schemes where the development site is deemed as suitable and appropriate subject to feasibility and financial viability
- Extra Care scheme in Buckley
- Supported housing for specific client groups (e.g. learning/ physical disabilities/ complex needs/ mental health) and suitable model, progressed in partnership with Social Services and Housing Strategy
- 16-24yrs supported housing and hub
- Homeless temporary accommodation hub

### **Section 1 – Strategic Housing Priorities**

The [Flintshire Housing Strategy and Action Plan 2019-2024](#) sets out the Council's ambition to provide affordable housing across Flintshire. The Strategy identifies three strategic priorities:

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

The Housing Strategy has an accompanying action plan and provides the following outputs:

- To meet the annual shortfall of 238 affordable housing as identified in the Local Housing Market Assessment (LHMA) 2019 by delivering the following tenures:
  - (i) To increase the number of new social rent properties (RSL or Council) by 86 per annum
  - (ii) To increase the number of intermediate rent properties (NEW Homes or RSLs) by 57 per annum

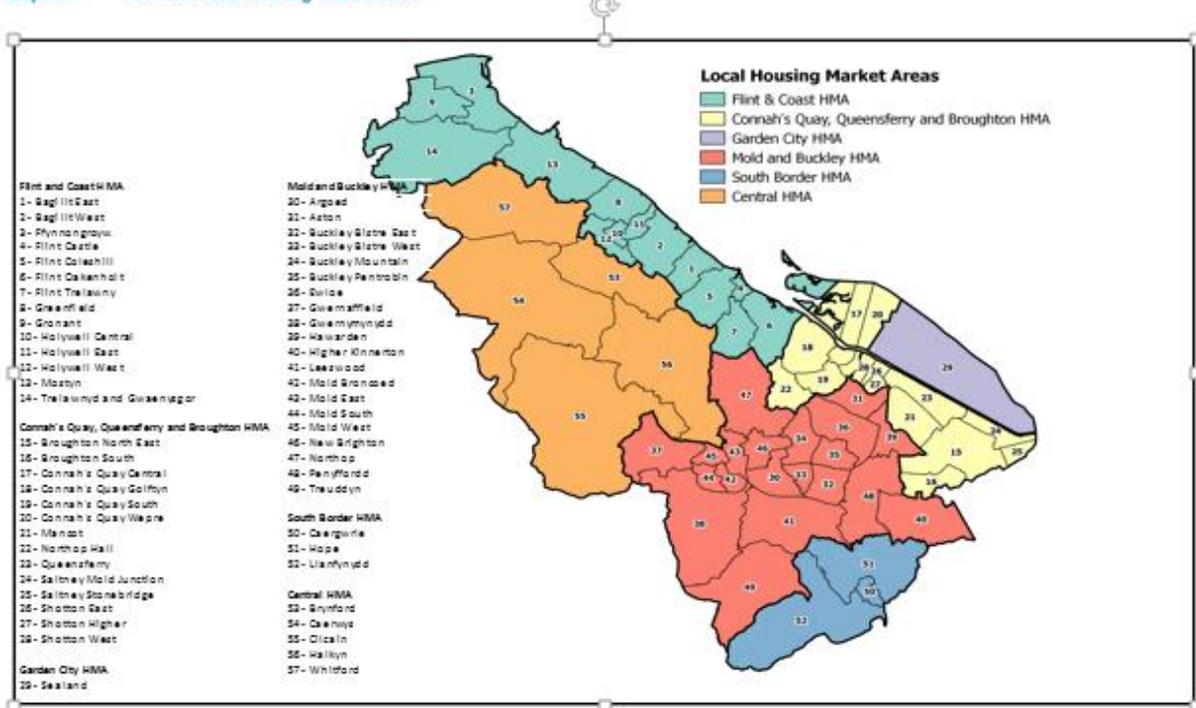
(iii) To increase the number of intermediate ownership properties (through s106 provision or RSLs) by 95 per annum.

- Deliver 5% (10) new build properties per annum to meet demand for specialist provision.
- Increase the percentage of one bedroom social rented properties by 20% (16) per year of all new build social rented properties.

## Section 2 – Housing Need, Demand and Priorities

The [Local Housing Market Assessment \(February 2020\)](#) defines six Housing Market Areas, shown in the map below and detailing Council Ward's.

Map 3.1 Flintshire Local Housing Market Areas



The LHMA identifies an annual shortfall of 238 affordable units. The assessment recommends a need for the following property types:

- 1/ 2 bedroom (45.6%)
- 3 bedroom (28.3%)
- 4+ bedroom (12%)
- Older persons' stock (14.1%)

The LHMA suggests the tenure split as:

- Social rented (30%),
- Intermediate rent (30%) – where rent levels are usually based on a Local Housing Allowance or 80% of the open market rents
- Affordable ownership (40%)

This tenure split is sought on private developments and secured as planning obligations. However, a different tenure mix will be developed on RSL or Local Authority led schemes where a higher number of social rented homes can be achieved. Instead, tenure mix will be determined on a site specific basis taking into account housing need, size of development, local area, and overall scheme viability.

It is anticipated the LHMA will be updated towards the end of 2022

### **Summary of social housing stock**

There are 9,919 social rent dwellings in Flintshire. The table below shows the property types for the social housing stock (figures includes FCC and RSL stock, 2021 data).

<b>Property Types</b>	<b>Stock numbers</b>	<b>Approx. Percentage</b>
<b>Studio</b>	23	0.2%
<b>1 bed flat</b>	640	6.4%
<b>2 bed flat</b>	538	5.4%
<b>3 bed flat</b>	21	0.2%
<b>1 bed bungalow</b>	332	3.3%
<b>2 bed bungalow</b>	159	1.6%
<b>3 bed bungalow</b>	12	0.1%
<b>4 bed bungalow</b>	2	0.02%
<b>1 bed house</b>	25	0.2%
<b>2 bed house</b>	1435	14.4%
<b>3 bed house</b>	4028	40.6%
<b>4 bed house</b>	183	1.8%
<b>5+ bed house</b>	12	0.1%
<b>Over 55/ sheltered studio</b>	90	0.9%
<b>Over 55/ sheltered 1 bed</b>	1422	14.3%
<b>Over 55/ sheltered 2 bed</b>	969	9.7%
<b>Over 55/ sheltered 3 bed</b>	28	0.2%
<b>Total</b>	<b>9919</b>	

Three bedroom houses make up the highest proportion of housing stock at nearly 41% and 25% of all social housing is for the over 55's or sheltered housing.

There are very few larger homes with 4 or more bedrooms or larger bungalows with 3 or more bedrooms. The number of 1 bedroom flats is low in comparison to the number of people who need this size of home.

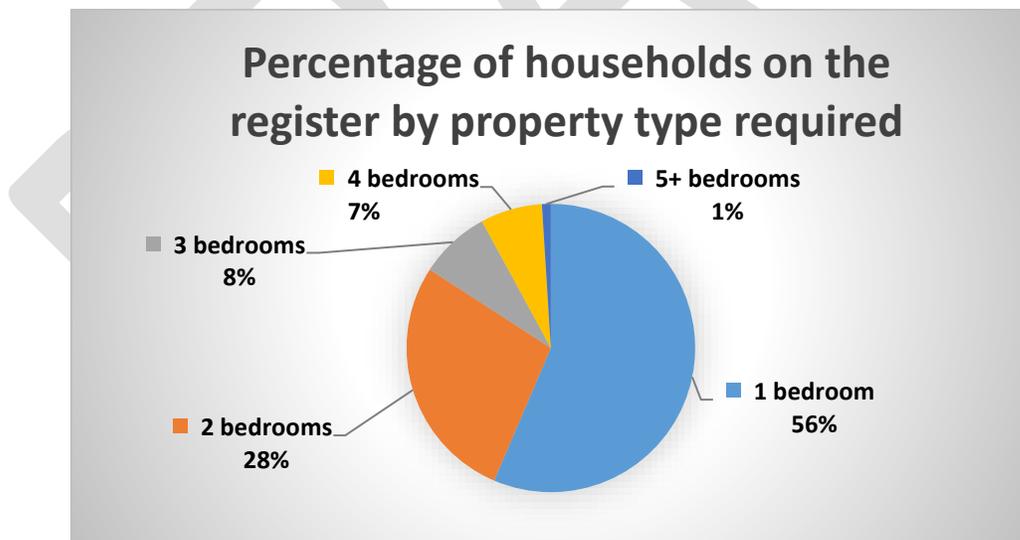
### **Housing Need and Demand**

At a more granular level, housing need is identified through the social housing register, known as SARTH (Single Access Route to Housing) and through the Tai Teg register which holds applicants who wish to apply for intermediate rent or purchase properties. There are 59 different housing areas that people may choose when they apply to the SARTH or the Tai Teg register.

### **SARTH**

#### **Property Types**

There are around 2088 households registered for social housing on the SARTH register (July 2021). As demonstrated in the table below, the majority of these households require 1 bedroom accommodation. The next highest demand property type is 2 bedroom houses and there is a growing need for larger property types 4+ bedrooms.



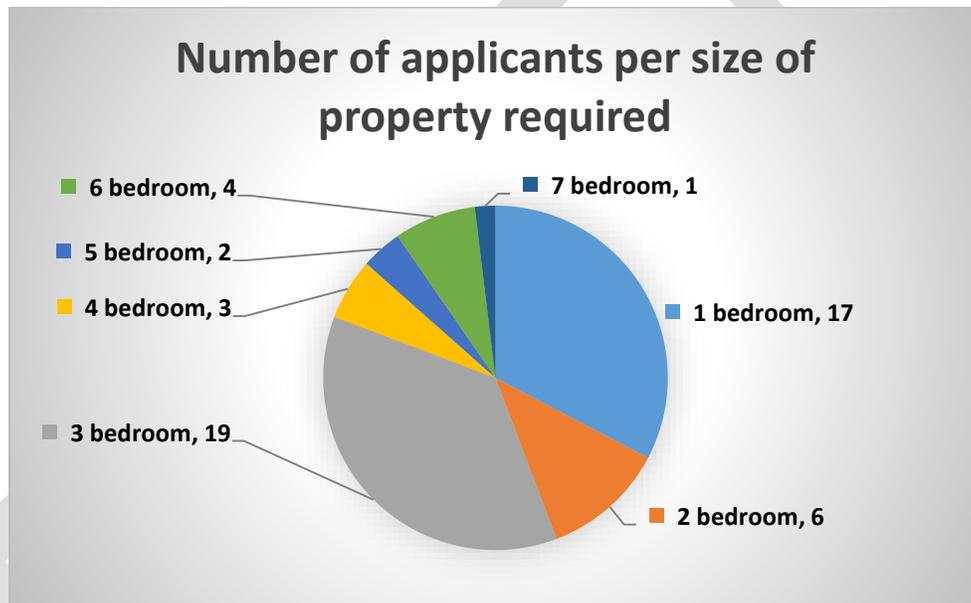
#### **Demand Areas**

The areas with the most significant demand are Mold and Mynydd Isa, Connah's Quay, Shotton, Flint, Buckley and Queensferry.

A breakdown of demand for each property type is available by SARTH housing area and can be provided on request.

### Specialist Housing Register

The Specialist Housing Register consists of households who have applied to SARTH and who cannot be easily rehoused within the existing housing stock. There are 52 people on the specialist housing register requiring a fully wheelchair adapted home or a larger property (5 or more bedrooms). The greatest need is for 1 and 3 bedroom properties and the preferred property type is a bungalow. There is demand in most area's of Flintshire.



### Homelessness

In 2020/21, 723 households presented to the Council as homeless and were owed duties under the Housing Wales Act. Single person households account for 60% of those who were eligible for homelessness assistance.

As at 31/03/21 there were 44 people in emergency temporary accommodation. This was made up of 37 single people, 1 couple, and 6 families.

During 2020/21 there were 323 presentations from young people (age 16-25 years) and as of July 2021, there were 21 young people occupying emergency/ temporary accommodation.

Due to the shortage of suitable homes, the move on from temporary accommodation is challenging and can take a long time. The Council aims to ensure that everyone that has been provided with temporary accommodation will be supported into long-term housing.

To assist with the Council's aspirations for rapid rehousing; greater provision of 1 bedroom homes (with tenancy support) is required to help people move to settled, secure and suitable homes as quickly as possible. The rapid rehousing transformation plan is due to be submitted to Welsh Government in March 2022.

### **Tai Teg Register**

On the affordable housing register there are 148 households registered for affordable rent and 146 households for affordable ownership (Tai Teg data (figures are for people who have been approved and ready to apply for properties), July 2021).

The highest demand areas for intermediate rent are Mold and Mynydd Isa, Buckley, Connah's Quay, Flint, Hawarden, Ewloe and Shotton.

The highest demand areas for intermediate purchase are Mold and Mynydd Isa, Buckley, Connah's Quay, Flint, Penyffordd (Chester), Hawarden and Ewloe.

For either tenure, most applicants on the Tai Teg register require a two or three bedroom house. However, there is some demand for two bedroom flats (for intermediate rent) and four bedroom houses (both intermediate rent and purchase).

A breakdown of demand for each property type/ tenure is available for individual housing areas and can be provided on request.

### **Extra Care Housing**

Across Wales, all local authorities are projected to see an increase in people aged 65 or over, with large increases projected for people aged 75 or over. In Flintshire, it is projected that the number of people aged 65+ will increase from 32,652 in 2018 to 42,297 by 2043 (Office for National Statistics 2018-based national population projections/ StatsWales). The number of people aged 65+ and living with dementia is projected to increase from 2,374 people in 2020 to 3,817 people in 2040 (Social Care Wales Population Projections Platform, [www.daffodilcymru.org.uk](http://www.daffodilcymru.org.uk)).

The development of an additional Extra Care scheme is a priority in the Flintshire Local Housing Strategy. Extra Care provides independent living with the benefit of including care and support for older people and those living with dementia, and can provide an alternative to residential care.

There are currently Extra Care schemes in Flint, Mold, Holywell and Shotton. The Flintshire model of Extra Care, provides high quality units, in-house home care provision and 24h hour support. The model has proven successful with no long term vacancies and high levels of resident satisfaction.

The existing Extra Care schemes are detailed in the table below. Each scheme holds a waiting list of people who have expressed an interest for accommodation and provides an indication of demand levels.

<b>Extra Care Scheme</b>	<b>No. of Properties at Scheme</b>	<b>Number of Applicants on Waiting List</b>
<b>Llys Raddington, Flint</b>	<b>73</b>	<b>39 (8 approved)</b>
<b>Llys Jasmine, Mold</b>	<b>61</b>	<b>33</b>
<b>Plas Yr Ywen, Holywell</b>	<b>55</b>	<b>50</b>
<b>Llys Eleanor, Shotton</b>	<b>50</b>	<b>46 (16 approved)</b>

Following the development of one further Extra Care scheme, there would be approx. 300 homes, and within this figure Flintshire Social Services estimate they would support approx. 550 people at any one time. This is believed to be a reasonable level of provision for the known and anticipated level of demand, and this is confirmed by applications.

When considering the geographical spread of existing Extra Care schemes that can support the local community, there is a gap in provision in the Buckley area.

### **Supported Housing – Learning Disabilities, Mental Health and Complex Needs**

There is a shortfall of suitable housing for people with learning disabilities, mental health and complex needs and some individuals may also require physical adaptations and some people are currently living in out of County placements. One of the key priority areas of the Regional Partnership Board is to enable people to return to their own communities or at least closer to home.

The Flintshire Social Services Accommodation Panel has identified the following housing need (July 2021):

- There are currently 47 people waiting for supported housing for learning disabilities.
- There are 69 adults with a learning disability who currently live with their older parents/family/ carer and may need accommodation in the future.
- There are 65 people accommodated in out of County placements, Flintshire County Council aims to reduce this number.

- It is expected there may be 121 young adults/ school leavers who may need supported accommodation in the near future (2020-2025).
- There are currently 15 people with mental health problems requiring accommodation and this is reflective of the ongoing need.

Due to diverse needs, the model of support and type of accommodation required will vary depending on an individual's assessed need and this may include the group living setting e.g. shared house, or self-contained accommodation within a wider housing development. However, it is preferred that schemes have good access to local services and facilities and the preferred locations for schemes are Mold, Flint and Connah's Quay.

### **Supported Housing – Young persons (16-24 years) and community hub**

The Flintshire Housing Strategy provides an aspiration to develop a youth homeless hub, providing emergency provision and consisting of 6-8 self-contained units with onsite staff support. It may provide a facility where advice, education, training facilities and other support services are available for the young people in residence as well as the wider community. It is important that this facility can integrate within the local area, be easily accessible and having shops and amenities close by. Preferred locations are Mold and the Deeside area.

### **Supported Housing –Temporary accommodation for single homeless people**

Flintshire County Council currently operates a Homeless Hub providing 23 units of self-contained portacabin style accommodation which was established as part of the emergency covid response. The Council recognises that this is not a suitable long term option.

As an alternative provision, the Council would like to develop approx. 18 self-contained units that can be used as temporary accommodation with on-site staff support. This may be provided as one larger facility or in smaller sized blocks of flats. The preferred location would be the Deeside area.

### **Section 3 – Programme Development Plan (PDP) Schemes**

Schemes should be progressed in collaboration with Housing Strategy and early discussions are welcomed so that schemes can be developed and informed by the housing need demonstrated via SARTH and the Tai Teg register. To achieve mixed communities and to take into account ongoing housing management practicalities it is

acknowledged that a flexible approach may be necessary for the given location and some property types/ tenures will not be suitable.

RSLs should submit schemes to Housing Strategy using the Welsh Government template form.

Schemes will be prioritised for inclusion within the main programme PDP that –

- Are in areas with higher housing need (social and intermediate)
- Provide 1-bed homes
- Provide specialist housing (wheelchair/ larger property)
- Provide supported housing for identified client group
- Schemes over 25 units should be mixed tenure
- Planning permission will be in place/ submitted and well advanced

Schemes will not be included in the PDP that have known planning objections which cannot be overcome or significant challenges which cannot be addressed. Pre-application planning advice should be sought for schemes that are intended for inclusion on the main programme PDP and where available copy of the positive pre-application response included with any submission.

#### **Section 4 – Monitoring and Governance**

A summary of the PDP for 2021/22 is provided at appendix 1 and details the property types and tenures it is expected to deliver.

The PDP will be monitored by Flintshire Housing Strategy Team in partnership with Welsh Government and RSL partners via:

- Flintshire Strategic Housing Board – quarterly meeting attended by Chief Executives/ Senior Officers from partner RSLs, Flintshire Housing Strategy Team and Homelessness Team.
- Flintshire Development Partners Meeting – attended by RSL Development Teams, Flintshire Housing Strategy, Welsh Government Funding Team. Meetings will monitor the PDP, encourage open communication, identify challenges and share information. The 2021/ 22 dates have been set to coincide ahead of PDP quarterly submissions. The meeting dates are:  
10/8/21 @ 10am  
2/11/21 @ 10am  
18/1/22 @ 10am

- Quarterly individual meetings between Flintshire County Council Housing Strategy and each RSL Development Team to discuss schemes in more detail and new opportunities. Additional meetings held as deemed necessary.

The prospectus will be refreshed on an annual basis.

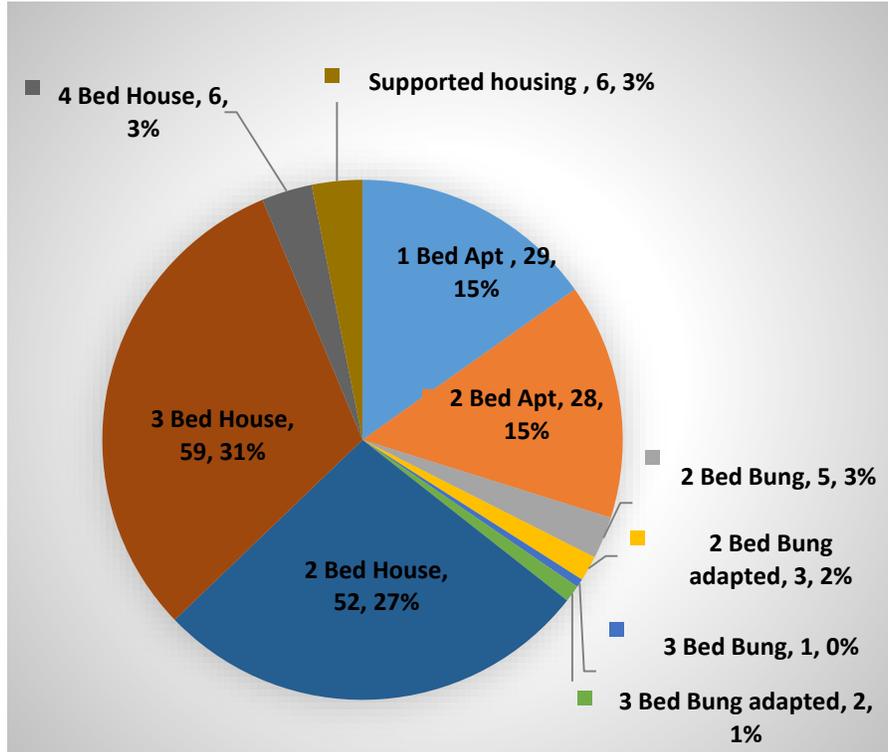
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## Appendix 1

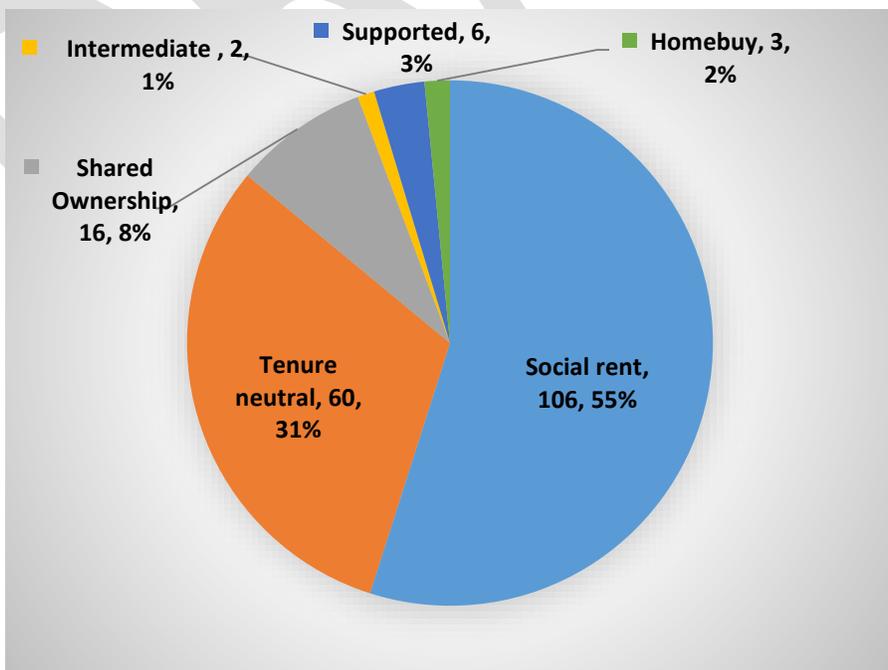
Summary of Programme Development Plan 2021/ 2022 (to be agreed by Welsh Government)

Main Programme 20/21											Tenure						
Provider	Site	1 Bed Apt	2 Bed Apt	2 Bed Bung adapted	3 Bed Bung	3 Bed Bung adapted	2 Bed House	3 Bed House	4 Bed House	Supported housing	Social rent	Tenure neutral	Rent to Own	Shared Ownership	Intermediate	Supported	Homebuy
Clwyd Alyn	66a Mold Road, Mynydd Isa	4				1	24	25			17	39					
	Princess Avenue, Buckley	8	2				2				12						
	Northern Gateway Strategic Site Deeside	6	18	2			20	24	6		42	21		16			
	Homebuy - Englefield Crescent, Mynydd Isa				1												1
First Choice	FCHA 2036 - 9 Taylors View, Shotton, CH5 1PN									3						3	
	FCHA 1127 - Complex Health & Learning Disability Scheme									3						3	
	FCHA 2120 – 3 Ash Grove, Bedol, Flintshire. CH5 3RX			1							1						
	FCHA 2109 - Property to be identified					1					1						
Adra	Pen Y Coed, Drury							8			8						
Wales and West	Land at Brunswick Road, Buckley	7	2								9						
Grwp Cynefin	Rhewl Fawr, Penyffordd Holywell						6	2			6				2		
	Homebuy x2 (property type tbc)																2
Flintshire	Ffordd Hiraethog, Mostyn	4	6								10						
<b>Total</b>		<b>29</b>	<b>28</b>	<b>3</b>	<b>1</b>	<b>2</b>	<b>52</b>	<b>59</b>	<b>6</b>	<b>6</b>	<b>6</b>	<b>60</b>	<b>0</b>	<b>16</b>	<b>2</b>	<b>6</b>	<b>3</b>

### Property Types Expected To Be Delivered From Main Programme Schemes 21/22



### Expected Tenure of Properties Delivered Through Main Programme Schemes 21/22



<b>PDP - Reserve/ Potential Schemes</b>			
<b>Provider</b>		<b>Site</b>	<b>Estimated No. of units</b>
<b>Reserve</b>	Flintshire / NEW Homes	Airfields, Northern Gateway (intermediate NEW Homes)	<b>10</b>
		Ffordd Llanarth, Connah's Quay (Social)	<b>10</b>
		Ffordd Llanarth, Connah's Quay (intermediate NEW Homes)	<b>9</b>
		Alyn Road, Buckley	<b>5</b>
		Canton Depot, Bagillt	<b>51</b>
	Clwyd Alyn	Extra Care Buckley	<b>65</b>
		LD bungalows Buckley (extra care site)	<b>12</b>
		Well Street, Buckley	<b>56</b>
	Adra	Northop Road, Flint - Phase 1	<b>36</b>
	<b>Potential</b>	Wales and West	Ewloe Social Club, Old Mold Road, Ewloe, CH5 3AU
Land at Vounog Hill, Penyffordd			<b>20</b>
First Choice		FCHA 2114 Flintshire Learning Disability scheme	<b>8</b>
Cartrefi Conwy		Mill Lane, Buckley	<b>12</b>
		Woodfield Avenue, Flint	<b>22</b>
		Packet House, Mostyn Road, Greenfield	<b>12</b>
North Wales Housing Association		Innisfree, Nant Mawr Road, Buckley	<b>8</b>
Flintshire		Wirral View, Hawarden	<b>4</b>
<b>Total</b>			<b>367</b>

Schemes in the Reserve/ Potential list will be in the early stages of development and may be prior to planning application submissions. Should schemes receive negative pre-planning application advice or refused planning they will be withdrawn from the PDP list.