

Appendix 1

Local Housing Strategy Action Plan Progress Report March 2024

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

Output	Timescale	Lead organisation/s	Progress
<p>To meet the annual shortfall of 238 affordable housing as identified in the Local Housing Market Assessment (LHMA) 2019 by delivering the following tenures:</p> <p>(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</p>	Annual	Flintshire County Council and RSL Partners	<p>Target not achieved - the number of properties completed was 80.</p> <p>There have been delays to the programme. Generic issues around scheme viability remain. As a result of which we have seen a significant hiatus in development of new housing across the County. This emanates from the cost-of-living crisis, rising interest rates together with wage and material inflation and delays in material availability.</p> <p>This has led to contractors and developers entering administration.</p> <p>Four schemes were affected by the above issues and although they are now on site after receiving additional WG funding, we anticipate that the above issues may well continue to impact on new schemes going forward.</p> <p>We continue to work closely with our RSL partners to try and mitigate the various challenges which have resulted in delays to schemes. These include the increase in the cost of living which has led to</p>

<p>provision or RSLs) by 95 per annum</p>			<p>contractors entering administration and withdrawing from contracts due to increased costs and reduced scheme viability.</p> <p>Completions remain below target in the current year, but we anticipate that this will increase in future years as the Planned Development Programme (PDP) approved by Welsh Government in 2023/24 gears up to deliver around 530 new homes over the next three years (based on PDP for 2023/24).</p> <p>The above figures are broken down as follows.</p> <ul style="list-style-type: none"> • Number of new social rent properties (RSL or Council) – 80 • Number of intermediate rent properties (NEW Homes or RSL's) – nil • The number of intermediate ownership properties (through s106 provision or RSLs) – nil <p>This year's programme should see the following completed:</p> <ul style="list-style-type: none"> • New social rent properties (RSL or Council) – 54 • Currently on site – RSL = 173 • Due for completion next year - RSL = 42 • Due for completion next year NEW homes = 13 • Due to be on site next year FCC = 55
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			<p>Nant y Gro (41) should have been on site but is currently under review due to cost increases and scheme viability.</p> <p>The Programme Development/Delivery Plan (PDP) aims to deliver circa 530 units over the next 3 years. This includes some of the proposed SHARP programme.</p> <p>WG funding for 2024/25 is yet to be confirmed.</p> <p>A summary of the PDP is available at appendix (i)</p> <p>Members should note that schemes are subject to Cabinet / New Homes Board approval, planning decisions, local Ward Member consultation and Welsh Government (WG) Grant approvals.</p>
<p>Deliver 5% (10) new build properties per annum to meet demand specialist provision</p>	<p>Annual</p>	<p>Flintshire County Council and RSL Partners</p>	<p>Number of new build units to meet specialist provision - target is 10.</p> <p>We had anticipated that 5 units would have been provided in 2023/2024. One unit was developed leaving a shortfall of 9 units against target.</p> <p><u>Completed April 2023 to March 2024</u></p> <ul style="list-style-type: none"> • 17 Elm Road, Queensferry 1 property <p><u>Anticipated to complete April 2023 to March 2024</u></p> <ul style="list-style-type: none"> • Westhaven, Holywell Rd, Ewloe 3 units excluding staff provision of 1 unit - did not

			<p>complete due to delays in acquiring the property. It is due to complete 25.4.24.</p> <ul style="list-style-type: none"> • FCHA 2289 - 1 bed complex health provision - Copper Beech Close - the sale of the property is a probate sale, and it was not possible to complete the acquisition by 28.3.24 (the end of the financial year). <p>Due to the complexity and variety of needs of those on the Specialist Housing Register the Housing Strategy team continues to explore other options including the potential redevelopment of Flintshire County Councils' (FCC) garage sites for specialist accommodation for those with LD. In addition, regular meetings have been convened with the Specialist Housing Register team to develop a brief for this cohort.</p> <p>Visits to potential sites, arranged with the Learning Disabilities Team, in conjunction with the Programme Manager, North Wales Together, Seamless Services for People with Learning Disabilities took place last year.</p> <p>Topographical surveys have been carried out on two of the sites and we shall be looking at appointing architects to produce feasibility schemes in the next couple of months.</p>
Deliver 20 major adaptations on existing properties per annum (all tenures)	Annual	Flintshire County Council	<p>Target not achieved.</p> <ul style="list-style-type: none"> • Local Authority properties – 5 completed.

		and RSL Partners	<ul style="list-style-type: none"> • Private properties - 9 completed. • Some of these large adaptations may have commenced in the previous financial year. • Currently there are 6 large adaptations in progress on Council properties and circa 12 on private properties. • Clwyd Alyn completed - 15 adaptations (PAGs) in Flintshire costing £62,935.95.
Increase the percentage of one-bedroom social rented properties by 20% (16) per year of all new build social rented properties	Annual	Flintshire County Council and RSL Partners	Achieved - 28 one bed units delivered.
Reduce the number of empty properties by 10% (50) over the lifetime of the strategy	March 2025	Flintshire County Council	<p>With the help of Houses into Home loans, tracking down existing owners and providing other assistance 77 units have been brought back into use: exceeding the target.</p> <ul style="list-style-type: none"> • 2019/20 – 19 properties • 2020/21 – 10 properties • 2021/22 – 18 Properties • 2022/23 – 11 properties • 2023/24 – 19 properties

Priority 1.1 To increase the supply of all types and tenures of affordable housing through new build developments

Action	Tasks	Progress
<p>The RSL Welsh Government Social Housing Grant programme</p>	<p>Increasing development capacity in Flintshire through zoning additional Housing Associations.</p>	<p>The FCC Social Housing Grant has increased significantly from the allocation of £5.2 million in 2020/21.</p> <p>The amount allocated for 2021/22 increased to £10.2 million. The allocation for 2022/23 was £13.3 million. This was fully allocated to schemes in the PDP.</p> <p>Over 96% (£12.7 million) of the allocated funding was paid out by the Welsh Government in 2023/2024.</p> <p>SHG budgets for 2024 onwards are due to be announced shortly by the WG.</p> <p>Welsh Government moved the PDP process to an online portal last year named 'Manage Homes and Places'.</p> <p>RSLs are now able to add schemes and updates directly onto the system for consideration by the local authority housing strategy team.</p> <p>We anticipate that our professional, productive relationships will continue with our partner RSLs and that they will continue to feel confident in discussing their schemes prior to adding them to the PDP Portal.</p> <p>Should any schemes receive negative pre-planning application advice or be refused</p>

	<p>Ensuring maximum number of properties delivered using the available funding</p>	<p>planning they will be updated on the Portal and withdrawn.</p> <p>WG has previously allocated Flintshire circa £39m over a 3-year period. However as at April 2024 it has received proposed schemes with total grant requirement of circa £11.2m for SHG together with reserve schemes of circa £18m.</p> <p>The PDP aimed to deliver around 730 units during the PDP 3 year period from 2023/24 (subject to financial appraisals, planning and technical approvals and consultation etc.). The majority, 81% were made up of social rent with around 5% affordable rent properties.</p> <p>Around 26 schemes were originally prioritised for inclusion within the main programme. The WG then stipulated that the grant remaining figure in year 4 could not exceed our annual allocation of circa £13.3m. Schemes were reviewed and four schemes were removed - land at Wern Farm, Bagillt (45 units), former Spectrum Garden Centre, Mold Road, Cefn y Bedd (30 units), Older persons scheme, Buckley (60 units) and LD bungalows Buckley (13 units).</p> <p>In addition, the developer withdrew from the Highmere Drive scheme (49 units).</p> <p>Although the WG has yet to announce SHG grant funding for 2024/25 onwards we expect that we</p>
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		<p>shall face a similar predicament relating to over-subscription in the next financial year.</p> <p>Additionally, not all schemes were able to be progressed for various reasons. This includes unforeseen progress issues with the agent and developer on one site, delays in acquiring sites and the purchase of a property for use by a household on the Specialist Housing register which could not be completed due to issues relating to probate.</p> <p>As referenced earlier there have been delays to the programme. Generic issues around scheme viability remain. We continue to work closely with our RSL partners to try and mitigate the various challenges which have resulted in delays to schemes. These include the increase in the cost of living which has led to contractors entering administration and withdrawing from contracts due to increased costs and reduced scheme viability. Contractor insolvency and repricing/funding pressures impacted on start on site for Northern Gateway (100 units), 66a Mold Road, Mynydd Isa (56 units) and completion of New Inn, Station Road (8 units) and Land at Brunswick Road, Buckley (9 units).</p> <p>As a result of the above a significant proportion of this year's SHG funding was allocated to existing schemes where additional WG funding was required.</p>
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	<p>Ensuring a robust reserve list of schemes.</p>	<p>Nevertheless circa 96% of the allocated Social Housing Grant of £13.3m has been drawn down this financial year.</p> <p>Transitional Accommodation Capital (TACP) Funding was announced in July 2023 with updated criteria and eligibility published.</p> <p>FCC submitted an 'expression of wish form' in August 2023 for schemes that Flintshire County Council would like to bring forward for consideration for TACP funding in relation to acquisitions, voids and large- scale acquisitions for conversion.</p> <p>WG allocated Transitional Accommodation Capital (TACP) funding of circa £1.6m. We have also been able to access additional TACP funding, taking our allocation to circa £3.5m, which in conjunction with our RSL partners has enabled us to both acquire 14 additional homes and to assist in bringing over 100 void properties back into use.</p> <p>The Council maintains a list of potential and reserve schemes. Reserve schemes are those which the Local Authority agreed are strategically important and will be brought into the main programme as soon as funding is available or scheme deliverability permits. Reserve schemes act as a backup for the SHG programme i.e., they take up slippage within authorities' own</p>
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	<p>Ensuring the type and tenure meets local housing needs, primarily social rent properties, informed by the Council's Housing Strategy Team.</p>	<p>programmes or can take up "All Wales" slippage so are essential to programme delivery.</p> <p>Potential schemes are those which the Local Authority is likely to support or have long lead in times.</p> <p>Schemes in the potential list are in the very early stages of development and may be prior to planning application submissions or consultation with local members. Should any schemes receive negative pre-planning application advice or be refused planning they will be withdrawn from the PDP.</p> <p>In 2021 WG opened up zoning so all RSLs that operate across the North Wales region can work in every Local Authority area and request support for Social Housing Grant. Therefore, there are now 7 RSL's who can access Grant in Flintshire.</p> <p>The Welsh Government (WG) have previously requested all Local Authorities produce a Local Authority Prospectus that sets out housing need and priorities for the area. This will help to inform future Social Housing Grant allocation. The draft Flintshire Local Authority Prospectus was approved by Cabinet on the 17th October 2023.</p> <p>This will be updated once the Local Housing Market Assessment (LHMA) has been refreshed.</p>
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<p>The Council's new build programme: SHARP / HRA</p>	<p>Meeting the HRA Business Plan's ambition to deliver 50 new social rent homes per annum up to 2030 in order to meet the demand of the social housing register.</p> <p>Ensuring the delivery of new builds adds value through addressing the pressures for certain housing types by basing development plans on intelligence.</p> <p>Utilising Welsh Government's Affordable Housing Grant to support delivery.</p>	<p>From 2021 - 2026 WG have an ambitious target to deliver 20,000 new low carbon social homes and have opened up the Social Housing Grant programme to developing Local Authorities.</p> <p>FCC reviewed the Housing Programmes Team to secure additional resources to deliver new-build housing schemes. Two additional Agency Development Managers were appointed to the Housing Programme team in March 2023.</p> <p>The Housing strategy team also secured two Apprentices who started in September 2023. One Apprentice will also be working across / shared with the Housing Assets team.</p> <p>In 2024/2025 the aim is to commence build of 55 FCC new social rent homes.</p> <p>Future schemes are subject to Cabinet approval, planning etc. and WG Grant approvals. FCC and NEW Homes continue to work proactively to increase the number of social and affordable rent properties available to meet identified housing demand across Flintshire. In accordance with WG strategic housing policy, the Council will work with an increased focus upon working collaboratively with partner housing associations to jointly deliver new housing schemes.</p>
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	Securing a lift in the borrowing cap to enable additional financial resources to meet the Council's delivery ambitions.	New development schemes will be procured either via the Welsh Procurement Alliance (WPA) selection process or North Wales Construction Partnership (NWCP3).
NEW Homes investment	<p>Supporting the delivery of affordable rented properties through SHARP for NEW Homes.</p> <p>Ensuring NEW Homes maximises its ability to invest in the delivery of affordable rented properties through using their existing assets.</p>	<p>NEW Homes currently owns and manages 173 units. NEW Homes are in the process of acquiring a further 13 properties.</p> <p>There was slippage in quarter 4 due to some legal issues around s.106 details relating to 6 properties at Maes Gwern and completion delays relating to 7 properties at Penyffordd via Redrow which we expected to have been completed this financial year 2023/2024. Maple Way was also due to complete in 2023/2024</p> <p>We anticipate that these 14 properties will complete next financial year.</p> <p>The business plan allows for future schemes, as below subject to Cabinet / NEW Homes Board approval, consultation, planning and technical approvals and WG grant approvals.</p> <ul style="list-style-type: none"> • Year 2024/2025 and 2025/2026 – circa 74 including 6 at Maes Gwern, 7 at Penyffordd and 1 at Maple Way.
Maximising the provision of affordable	Ensuring the new LDP affordable housing planning policy requirements maximises appropriate on-site provision.	The Local development Plan (LDP) was formally adopted on the 24th January 2023.

<p>housing on market led sites through S106 requirements</p>	<p>Supporting and encourage our delivery partners to utilise private finance and Rent to Own Grant to acquire units from developers for affordable rent and rent to own / shared ownership, in addition to the planning requirement.</p> <p>Working with developers to ensure delivery of affordable ownership models, such as shared equity, where there is demand.</p>	<p>HN3: Affordable Housing now requires that affordable housing contributions will be sought on developments of 10 or more units in accordance with quotas for each of the 6 submarket areas. These should be taken as a target for negotiation on a site-by-site basis subject to detailed viability considerations.</p> <p>Affordable housing will be expected to be delivered on site in the first instance and only in exceptional circumstances will off site or commuted sum contributions be accepted in lieu of onsite provision.</p> <p>The percentage of affordable housing varies from 15% to 40% depending on which of the 6 submarket areas the Development falls under. Arc 4 Consultants are in the process of updating the LHMA which is expected later this year.</p> <p>Housing Strategy is a consultee for new planning applications and negotiations occur with developers and RSL partners based on housing need and Local Authority priorities. This is reinforced via the Local Authority prospectus.</p>
<p>Exploring innovation and social value across the sector</p>	<p>Working with partners to use off site manufacturing / Modern Methods of Manufacturing.</p> <p>Explore opportunities through the regional growth deal partnership</p>	<p>All new FCC schemes will incorporate Modern Methods of Construction (MMC) to achieve enhanced sustainability and be in line with the Welsh Development Quality Requirements 2021</p> <p>The Welsh Procurement Alliance (WPA) selection process currently provides a delivery route for</p>

	<p>Considering investing in designs for multi-generational / flexible homes</p> <p>Increasing the use of social value in service planning and procurement in order to maximise opportunities and support vulnerable residents.</p>	<p>procurement of schemes and ensures that social value is embedded within procurement.</p> <p>The North Wales construction framework is the second local authority-driven construction framework in the region and will build on the award-winning work that has already changed how construction projects are procured in the region. The framework will be used to deliver a range of major projects across North Wales with a combined value of £500 million, offering a host of opportunities for supply chain development.</p> <p>The aim of the framework is ambitious: to secure improvements to the built environment through delivery of best value, energy efficient, sustainable facilities; utilising the highest possible safety and environment standards, innovation and collaboration, whilst creating a lasting legacy through targeted investment in employment and communities. This will address the Programme for Wales' priorities and deliver a step change in construction procurement for the region.</p>
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Priority 1.2 To increase the supply through better use of existing social housing stock		
Action	Task	Progress
The Council's housing stock	<p>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</p> <p>Reviewing the existing use of stock to assess best use</p>	<p>A working group to review all sheltered housing schemes was set up last year to assess suitability as older persons housing in the future. Flintshire has a sizeable amount of older persons stock and therefore this review has taken longer than anticipated.</p> <p>The review has widened in scope to consider what the Flintshire 'offer' of sheltered housing should be.</p> <p>A matrix has been developed and will be used to assess sheltered schemes that require substantial investment or that have housing management challenges. A pilot project is being explored that will focus on a specific scheme.</p> <p>The Council has finalised the scoring matrix, including the consultation process that will be used to evaluate each sheltered scheme before we consider reclassification. Areas of consideration consist of but are not limited to, Desirability, Amenities, Access & Egress, Allocation Waiting Lists, Rent Loss and Asset Compliance.</p> <p>FCC is still working with the North Wales housing providers in a 'rightsizing' project This project has stalled but the intention is to recommence the work.</p>

	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.	To be agreed
Partner Housing Association stock	Review existing use of stock to assess best use in line with strategic priorities.	<p>FCC continues to work with partner housing associations through the strategic and operational SARTH groups to identify challenges and develop ways of maximising allocations within existing stock.</p> <p>It is anticipated that all of the RSLs will be involved in the rightsizing project when recommenced as outlined above.</p>
Accessible Housing	<p>Develop an Accessible Housing Register for all social housing stock to enable better use of adapted stock.</p> <p>Assess the register to identify where there are homes with adaptations that could be utilised.</p>	<p>This is linked to the ongoing sheltered housing review and condition surveys and is therefore dependent on the completion of these workstreams. Once the above is completed this will be explored further.</p> <p>The Specialist housing register is considered when looking at housing need or new build affordable housing schemes and planning applications. NEW Homes and FCC 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.</p>

	<p>Engage with Housing Occupational Health and Social Services as early as possible on all developments to ensure all accessible needs are met.</p>	<p>FCC and NEW Homes developments with ground floor flats/ bungalows will be developed using wheelchair space standards where the site is deemed as suitable. The Local Authority Prospectus emphasises specialist and supported housing provision being included within grant funded developments.</p> <p>The Housing Strategy team attend regular meetings to discuss the needs of those on the Specialist Housing register.</p> <p>We are currently exploring the possibility of repurposing / utilising existing HRA garage sites for the development of suitable accommodation for this cohort.</p> <p>We have had topographical surveys carried out on two of the sites and we shall be looking at appointing Architects to produce feasibility schemes in the next couple of months.</p> <p>The Housing Strategy team also hold regular meetings with the Programme Manager, North Wales Together: Seamless Services for People with Learning Disabilities and their team.</p> <p>FCC recruited an Occupational Therapist (OT) in January 2023. The OT works within the Housing register team and across the DFG Adaptations team to work to improve opportunities for applicants on the Specialist Housing register and build links with other departments.</p>
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		The OT is now embedded into the housing and preventions service, housing management, DFG and social services teams.
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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	<p>Develop a policy for Flintshire to maximise legal powers including the potential to compulsory purchase or take ownership on a temporary basis.</p> <p>Explore potential resources with Welsh Government for compulsory purchase orders</p> <p>Developing an initiative, in partnership with our Housing Associations, to bring back empty properties into use to meet specific needs such as for larger families.</p>	<p>Working closely with Council tax and utilising land registry information we are targeting long term empty properties by tracking down and engaging with the owners and offering financial assistance.</p> <p>Flintshire accessed Transitional Accommodation Capital (TACP) Programme funding of circa 3.5m. This, with the assistance of our RSL partners, allowed for more than 100 properties to be brought back into use and includes the conversion of two properties into one large family home.</p>
Reducing empty properties	Working closely with partner Housing Associations and the Council Tax Team to identify those properties which are long term empty and are causing issues to the local community.	It was previously agreed with Council Tax to advertise the houses into home loans scheme by including a leaflet in the council tax bills 2023/24 which are sent to every property in the authority. We are planning to undertake a similar exercise for the next Council Tax bill for 2025/26.
The provision of financial support to bring empty	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.	As above.

properties back into use	<i>Amounts were increased last year from £25,000 to £35,000 for each property and up to £250,000 per application.</i>	
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Priority 1.4 To increase the supply through the private rented sector (PRS)		
Action	Task	Progress
A dedicated PRS team / Officer in the Council	Realign existing staffing resources and expertise to develop an improved PRS offer across Flintshire.	Following the shutdown of the FCC Bond scheme this officer has now moved over to private sector and landlord support post. This post will sit within the “Homefinder” team, following a restructure of the Housing and Prevention Service, which will bring together the housing register, advice, homeless accommodation management and private sector support.
The delivery of a bespoke landlord offer	<p>Consulting with private sector landlords through the Landlord Forum to establish a better understanding of the barriers and what the critical success factors would be to provide a successful offer.</p> <p>Providing a range of offers for Landlords to incentivise their engagement and commitment to the Council including the BOND.</p>	<p>Successful Landlord Forums took place in June 2022, November 2022 and May 2023.</p> <p>Due to unforeseen circumstances the Landlord Forum scheduled for September 2023 had to be postponed.</p> <p>Through use of spend to save budgets and discretionary homeless funding we continue to work with landlords through a range of tenancy rescue activities and to assist residents access</p>

	<p>Ensuring the offer is flexible as well as robust and cost effective.</p>	<p>homeless assistance by securing private rented properties.</p> <p>We continue to engage with landlords and will be signing up to the all Wales leasing scheme in 24/25. Landlord forums are held online in partnership with the National Residential Landlords Association (NRLA).</p>
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Priority 1.5 To provide the right type of homes to meet the increased demand for single person accommodation and larger properties for families		
Action	Task	Progress
<p>The RSL's and Council's new build programmes</p>	<p>Requiring higher numbers of single person accommodation and larger properties as part of all new build developments.</p> <p>Continuous assessment of priorities and regular updates</p>	<p>The Local Authority Prospectus will continue to prioritise the need for single person accommodation and highlights the growing need for smaller and some larger properties. Through the Local Authority Prospectus, the aim is to ensure that we are meeting recognised need and demand. For example, around 80% of applicants on the housing register require 1 or 2 bed accommodation and our PDP programme aims to deliver around 70% smaller 1 and 2 bedroom homes.</p> <p>Evidence of housing need is obtained via the Social and Affordable housing registers and is sought for all new development opportunities and informs the property mix that is to be built.</p> <p>Reference is also made to the LDP in relation to affordable housing. Quarterly meetings are held</p>

		<p>with RSL development partners to keep them advised about strategic priorities. This is in addition to quarterly meetings held with the WG and RSL partners and Regional Strategic Lead meetings.</p> <p>An updated LHMA is in the process of being completed and will influence the refresh of the Local Authority Prospectus</p>
Developing innovative approaches	<p>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.</p> <p>Identifying innovative delivery models which can provide smaller units which are flexible and can be altered to meet changes in demand in the future.</p> <p>Considering the appropriateness of different delivery methods such as self-build/custom build and co-operative approaches to meet the need.</p>	<p>New approaches to house building are considered where the site is suitable and to comply with WDQR 2021 which promotes enhanced environmental sustainability.</p> <p>FCC is working with the Active Building Centre to develop a scheme that strives towards carbon zero. Quick build developments using MMC and flexible modular construction is being explored on sites that are suitable and viable.</p> <p>FCC is exploring off site construction viability with a view to improving cost and or programme.</p>
Strategic acquisitions	<p>Providing a strategic acquisition fund for properties which would meet a very specific need and for small numbers of properties.</p>	<p>2024/25 Social Housing Grant and TACP funding has yet to be confirmed by the WG. It is anticipated that funding will be allocated via this year's PDP to fund two property acquisitions in partnership with First Choice Housing Association.</p>

	<p>Requesting partner Housing Associations to utilise Social Housing Grant to acquire individual properties where there is a specific need which is either urgent or cannot be met through current stock.</p>	<p>These properties will help people who need specialist adapted accommodation and whom cannot be easily housed within the existing housing stock.</p> <p>Partners are encouraged via the PDP Partners meetings to utilise Social Housing Grant and TACP where appropriate to acquire individual properties. In addition, the Local Authority Prospectus and Specialist Housing register identifies where there is a specific need which is either urgent or cannot be met through current stock.</p> <p>We anticipate that Transitional Accommodation Capital Programme (TACP) funding will be made available by the WG for 2024/2025 and partners will be encouraged to submit eligible schemes for consideration.</p>
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Priority 1.6 To provide the right type of homes to improve the offer and scope of specialist housing provision		
Action	Task	Progress
An overarching / strategic framework for determining the most cost effective delivery	<p>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.</p> <p>Reviewing and mapping resources available to meet the increasing demand for adaptations.</p> <p>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.</p> <p>Lobbying Welsh Government to simplify funding for adaptations across all delivery partners.</p>	<p>An Occupational Therapist (OT) was recruited last year which has led to a more effective coordinated approach across the different service areas in Flintshire that provide adaptations and support for people with disabilities.</p> <p>As part of the restructure of Housing and Prevention services and changes within OT locality services a full review of housing related pathways will be completed in partnership with the OT service. An additional OT has been costed into the restructure to support aids, adaptations and related activity. The restructure will be completed 24/25.</p> <p>This is also linked to the stock review and assessment which will be completed this financial year 2024/25.</p>
Meeting the housing needs of people with disabilities	<p>Continuing to deliver as a partnership to meet the needs of people on the specialist housing register (SHR).</p> <p>Maximising the use of adaptations to help sustain tenancies and reduce increased pressure on the housing register.</p>	<p>9 applicants were rehoused from the SHR during 2023/2024</p> <p>Applicants for social housing whose current housing does not meet their needs due to disabilities will be considered for aids and adaptation via Disabled Facilities Grant (DFG) or social housing adaptations. If these avenues of housing solution are unavailable the applicant will be considered for relocation via the Common Allocations policy based on urgency and housing need.</p>

	<p>Considering potential strategic acquisitions to meet the needs of particular complex cases.</p> <p>Ensuring adapted properties are included on all Housing Association new build developments to meet the needs of the specialist register.</p> <p>Exploring the delivery of adapted properties on market led schemes.</p>	<p>TACP funding has enabled Flintshire to adopt a new approach and to purchase properties to rescue some of the most complex cases if suitable to remain in their current property.</p> <p>Phil Forbes, Development Manager Supported Housing (Mental Health), Regional Housing Support Collaborative Group (RHSCG) is an active member within the SARTH Operational panel.</p> <p>The Local Authority Prospectus prioritises the need for specialist housing provision on Social Housing Grant funded schemes. Funding will be allocated via the PDP to an additional Specialist housing scheme.</p>
<p>Meeting the needs of people with complex health needs</p>	<p>Developing a proactive relationship with the health sector to improve communication with Housing Strategy around housing needs of those in their care.</p> <p>Delivering affordable transitional accommodation to reduce delayed transfer of care – Glan y Morfa – through securing funding and undertaking the necessary works.</p> <p>Working with the Homeless Prevention team to inform provision and identify best practice.</p>	<p>We have developed a wellbeing recovery service offering housing related support for people experiencing mental health issues and historical trauma in response to housing support programme analysis which identified a gap in provision for people with mental health issues but not open to secondary care.</p> <p>Currently we are developing a complex needs support housing complex. This was identified via the housing support programme need and analysis as above.</p> <p>During the second half of 23/24 the council established an Ending Homelessness Board with representatives from all portfolios.</p>

		<p>A specific delivery group focusing on partnerships, protocols and problem cases has been tasked with developing a complex case panel to tackle and respond to difficult situations for our most vulnerable households in terms of housing, hardship and homelessness.</p> <p>The Ending Homelessness Board and delivery groups will be responsible for oversight and delivery of the Rapid Rehousing Transition Plan.</p>
<p>Providing the right type of housing to meet the needs older people</p>	<p>Understanding the housing needs of the older people.</p> <p>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.</p> <p>Providing specialist provision such as extra care and supported housing for those older people with care needs including dementia.</p> <p>Reviewing existing specific older person's social housing stock to ensure they can sustain tenancies.</p> <p>Exploring potential to include age-friendly properties as part of new build market developments.</p>	<p>This will be considered as part of the ongoing Sheltered Housing Review. When each scheme is assessed any required improvement works will be scheduled accordingly within the housing assets service.</p> <p>There are currently four Extra Care schemes in Flintshire providing 239 units of accommodation.</p> <p>Housing Strategy team provide comment on demand as per the Local Authority prospectus, LDP and housing waiting lists.</p> <p>As above</p>

Priority 1.7 To provide the right type of accommodation for the Gypsy and Traveller community		
Action	Task	Progress
Meet the need for residential pitches	Increasing the number of pitches in line with Flintshire's Gypsy and Traveller Accommodation Assessment (GTAA) through market led schemes and the refurbishment of the Council owned site.	Market led schemes continue to increase capacity. There are a number of planning applications being considered for new sites across the County which will potentially meet the requirements of the 2022 GTAA (approved by Welsh Government in 2024).
Provision of a transit site within the County	Identifying and assessing potential sites to deliver a transit site in Flintshire. Applying for planning permission for transit site and secure Welsh Government Grant to deliver provision.	The GTAA 2022, approved by Welsh Government in 2024, supports the provision of a 6-pitch transit site. A report is due to go through committee cycle in June 2024 for approval by Cabinet to commence the planning consultation process and seek dialogue with the WG around site capital funding.
Management of the Council owned site	Review different management models for the Council owned site. Redesigning and delivering the refurbishment of the site to provide modern pitches. Developing an allocation policy for the site.	In relation to the management of Riverside and transit site this will be developed once we have secured planning permission for the transit provision. As an interim measure we have engaged with Care and Repair who provide onsite support at Riverside around repairs. Expansion of the existing site is on hold whilst the WG decide on the transport links situated nearby.

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

Output	Timescale	Lead organisation/s	Progress
<p>Deliver the actions identified in the Flintshire Homelessness Local Action Plan</p>	<p>March 2024</p>	<p>Flintshire County Council</p>	<p>Flintshire’s Rapid Rehousing Transition Plan has been submitted to the WG and delivery of this plan will be overseen by the Ending Homelessness Board. A Rapid Rehousing Strategy Coordinator will be appointed during 2024/25</p>
<p>Develop a Youth Homeless ‘hub’</p>	<p>March 2024</p>	<p>Flintshire County Council</p>	<p>Supported housing for young people is featured as a priority within the Local Authority prospectus. Identifying a potential location and partner agencies for delivery of this activity will be key to having a shared vision and appropriate setting for this accommodation and service delivery model.</p> <p>Internal social care and housing accommodation needs mapping exercises. There is potential for Social Housing Grant to be used for delivery of the accommodation.</p> <p>These hubs are still under consideration by the housing strategy team. Further feasibility work continues but no specific sites have been identified.</p>

<p>Reduce the number of people in temporary accommodation by 50% (33) over the period of the plan</p>	<p>March 2024</p>	<p>Flintshire County Council and RSL Partners</p>	<p>This has not been feasible due to the increases in homelessness coupled with significant barriers to successfully moving people on which has resulted in more people requiring homeless accommodation.</p> <p>Emergency and temporary accommodation is limited in Flintshire and a lot of positive work is undertaken to help people sustain their housing to avoid the need to access emergency and temporary housing through prevention.</p> <p>However, in recent months, the increases in homelessness and significant barriers to successfully moving people on has resulted in more people requiring temporary / emergency accommodation.</p> <p>The number of homeless people accommodated across Wales continues to rise and Flintshire is no different. The Rapid Rehousing Transition Plan provides focussed coordination for our efforts to prevent more homelessness whilst also moving people on from homeless accommodation. This will be achieved by moving people on as quickly as possible through increasing the supply of housing and removal of barriers to both social and private sector housing.</p>
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			At the end of year 2021/22 101 households were accommodated, 184 households in 2022/23. The number as at the end of March 2024 now stands at 282.
Deliver a transit site for the Gypsy and Traveller Community	March 2022	Flintshire County Council	An updated GTAA has been signed off by the WG, which supports the provision of a transit site in the County.
Deliver one Extra Care during the period of the Strategy	March 2024	Flintshire County Council and RSL Partners	There is an ongoing review of older persons /supported housing stock.

Priority 2.1 To reduce homelessness through prevention		
Action	Task	Progress
Work across the region with partners to prevent homelessness	<p>Working across the region to develop a cross Local Authority Regional Homelessness Strategy, pulling together resources to deliver shared interventions where appropriate and cost effective.</p> <p>Developing a better understanding of the causes of homelessness to inform the development of the right interventions through collective, regional intelligence gathering.</p>	<p>The local private sector housing market continues to see significant challenges with fewer properties available each year and many landlords leaving the market.</p> <p>This creates homelessness as properties are sold, residents asked to leave and the availability of fewer properties resulting in them being increasingly unaffordable.</p> <p>Changes to the Housing Wales Act 2014 (HWA 2014) and specifically the introduction of an eleventh category of priority need for rough sleeping and those at risk of sleeping rough, sees a sustainment of the “no one left out” approach adopted during the Covid pandemic and now</p>

		<p>firmly establishes the principle on a legal footing and as standard practice in Wales.</p> <p>As a result, more people, and particularly single people, will be owed accommodation duties, significantly increasing demands and cost on already stretched homeless accommodation. External factors associated with the cost-of-living crisis and housing market conditions are increasing the levels of homelessness and place more burden operationally and financially on the Council.</p> <p>Homelessness Presentations Numbers of homeless presentations continues to increase. At the end of 2022/23 there were 1,598 presentations to the homeless service a significant increase from the previous year.</p> <p>This trajectory has continued and as at 31st March 2024 there were 2005 presentations.</p> <p>Of those households who were identified as 'at risk of homelessness or homeless' and approached the Council for support a total of 1274 progressed to a homelessness assessment. This compares with 911 in the previous year which demonstrates a 39.8% increase in demand for service.</p> <p>There are ongoing concerns around homeless presentations because of landlords serving notice due to them ceasing their landlord functions and</p>
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		<p>selling their assets. Some landlords advise that they no longer wish to rent as a result of Renting Homes (Wales) Act (RHW) implications, rising interest rates and uncertainty about property values.</p> <p>Flintshire's Housing Support Programme Strategy 2022 - 2026 is now in place.</p> <p>Regional Housing Support Grant (RHSG) meetings are held quarterly.</p> <p>Homelessness leads meetings are also held across North Wales. This allows for effective joint and partnership working.</p> <p>In the run up to full implementation of RWH act and specific 6-month notice period expiring June 2023 there was a significant increase in private sector notices which resulted in significant addition presentations to the Council.</p>
<p>Work with partners in Flintshire to prevent homelessness.</p>	<p>Develop a Local Action Plan for homelessness to ensure local issues are addressed.</p> <p>Develop preventative measures by providing tenancy support and crisis management to enable the people to sustain their tenancies.</p>	<p>Flintshire's Rapid Rehousing Transition Plan has been submitted to Welsh Government.</p> <p>We continue to work with partners and community services through the Flintshire support network.</p> <p>A recent Audit Wales review of homeless services in Flintshire cited particular strengths and positive feedback from partners during the</p>

		review in regard to collaboration and multi-agency working.
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Priority 2.2 To reduce the demand for temporary accommodation		
Action	Task	Progress
Provide suitable accommodation to meet the needs of homeless	<p>Develop different models of delivery such as Housing First.</p> <p>Develop a 'hub' to provide a range of services for the homeless including emergency beds and support services.</p>	<p>Every effort is made to reduce the need for homeless accommodation, however, as is the case across Wales, homelessness and demand for homeless accommodation continues to increase. Our focus is now on delivering better quality and effective homeless accommodation in the short to medium term with a longer term aspiration of reducing numbers of homeless accommodation placements.</p> <p>Having initiated partnerships with Conway and Denbighshire County Councils to deliver a sub-regional housing first service we are now going out to tender for a specific FCC housing first service which will support our most complex residents.</p> <p>We continue to operate a range of services from Glanrafon homeless hub. We also now deliver a range of diversionary activities and housing related support services across our temporary and emergency portfolio settings.</p> <p>Significant challenges remain including:</p>

	<p>Working closely with Housing Strategy and development partners to inform the delivery of flexible and suitable accommodation.</p>	<ul style="list-style-type: none"> • Shortage of 1 bed accommodation as demand remains high. • Renting Homes Wales Act 2016 (negative impacts in PRS). • Landlords exiting the PRS. • “No one left out” scheme. • Challenges in ensuring tenancies are sustained. • Challenges relating to recruitment and retention of staff. <p>Further feasibility work remains underway but no further specific sites have been identified.</p>
<p>Increase availability of move on accommodation</p>	<p>Undertake a review of the existing stock and explore options for increasing supply of move on accommodation.</p> <p>Ensure commissioning priorities incorporate the necessary support required to sustain tenancies.</p>	<p>The Council are in the process of completing internal and external stock condition surveys for all HRA properties. This will inform our investment programmes and will also identify any properties/assets that require further option appraisals based upon their condition, suitability and investment requirements.</p> <p>Reviewing the social housing supply and stock profile is a key action within the Rapid Rehousing Transition plan.</p> <p>We are now working through the Ending Homelessness Board in relation to housing supply and move on from homelessness as outlined in the transition plan.</p>

Priority 2.3 To provide the right type of support for the most vulnerable people

Action	Task	Progress
Strategic commissioning of support services	<p>Develop the Local Commissioning Plan incorporating the Regional Homelessness Strategy priorities to ensure a joined-up approach.</p> <p>Support the work of the Regional Collaborative Committee.</p> <p>Commission support for priority groups: Youth homeless; Prison Leavers; Rough Sleepers; and Complex Needs.</p>	<p>We have sustained service capacity for our housing support grant funded services with a standstill budget for the last 3 years. We are now planning for 2024/25 and the 7.8% increase in HSG award from WG which is intended to stabilise service delivery and support Minister ambition of ensuring real living wage within the sector.</p> <p>No Regional Development Co-ordinator (RDC) has been in post for some months. The decision has now been made that Denbighshire County Council will host the RDC with funding from each of the 6 LAs. This post will work across the LAs to ensure regional working in line with the Rapid Rehousing Plan.</p> <p>Opportunities for regional working and collaboration will be identified and referenced within localised plans with delivery of shared activities for North Wales delivered through the Housing Support Regional Delivery Group.</p> <p>As a result of the increasing numbers of people requiring care, support and accommodation, people with Learning Disabilities are often unable to be accommodated within their own communities close to family and friends. This leads to delays in seeking appropriate long-term housing for individuals and causes increased emergency admissions to residential care homes</p>

		<p>or inappropriate placements often some distance away from home.</p> <p>In 2018 all six Local Authorities and BCUHB developed a North Wales Learning Disability Strategy which includes the aim to reduce the number of people placed out of their area because of a lack of suitable placements locally and for more people with learning disabilities to have choice and control over where they live.</p> <p>The North Wales Together (NWT) programme has been working for some years to scope, promote and, where appropriate, support the development of sufficient tenancy based supported living resources to meet the growing need. As part of this work, NWT has identified the need for supported housing in the Flintshire area. North Wales Together has collated numbers (May 2023) of individuals in need of accommodation between now and 2026 across each North Wales County.</p> <p>Current need is made up of several areas of pressure.</p> <ul style="list-style-type: none">• Young people coming through transition, many with complex needs.• Individuals living with older carers whose placements come about suddenly due to a carer's inability to continue caring.• Individuals living in residential placements out of county who were placed there due
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		<p>to a lack of suitable accommodation at the time of placement.</p> <ul style="list-style-type: none"> • Individuals living with families who have reached the point of long-term accommodation planning. <p>In total, Flintshire has 1002 people with LD living within the county. That is the highest number across the North Wales region.</p> <p>Flintshire currently has:</p> <ul style="list-style-type: none"> • 56 individuals who are at high risk of needing supported living accommodation within the next 4 years. • 15 adults noted as having priority accommodation needs. • 55 out of county residential placements, 7 of whom wish to move closer to home. This number is comparatively higher than neighbouring counties. • 16 people with LD living at home with elderly carers and likely to need supported accommodation in future years. • 18 young people identified as needing accommodation or at high risk of breakdown between now and 2027.
<p>Working with partners and other teams in the Council to ensure</p>	<p>Working with key stakeholders e.g., health to provide support packages at an early stage through joint protocols.</p> <p>Working with Social Services and health colleagues to ensure supported living.</p>	<p>The Ending Homelessness Board has been established with the delivery group focusing on partnership working. This will provide further opportunities to engage social care and health colleagues to ensure pathways to support and access to specialist services when required.</p>

available support.	Working with strategic delivery partners to ensure capacity and scale of support is available to avoid unacceptable delays in provision for the individual.	
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Priority 2.4 To provide a range of financial and social support		
Action	Task	Progress
Ensuring a range of financial products to support people to access and remain in their home	<p>Promote and develop affordable ownership products including Shared Equity; Homebuy and Rent to Own.</p> <p>Promote private rent support through the BOND.</p> <p>Develop access to affordable starter furnishing packages.</p>	<p>Affordable ownership products are provided via section 106 planning contributions and in partnership with RSLs on suitable developments.</p> <p>Affordable ownership properties are marketed via Tai Teg when available for application.</p> <p>As previously referenced above a range of prevention activities have been developed and will continue to be explored to help people to avoid homelessness. If, despite intervention, homelessness does occur support is available to help secure new homes within the private sector in particular.</p> <p>Following discussions with WG the Bond scheme for Flintshire has been disbanded in 23/24 and our focus is now on supporting access to the PRS through spend to save and discretionary homelessness funding. This is in direct response to feedback from landlords.</p> <p>Residents who are not eligible for a Discretionary Assistance Fund grant (DAF) can access</p>

	<p>Provide financial management advice and access to financial products with the aim of reducing the risk of rent arrears / eviction.</p>	<p>alternative funding through charitable sector or other forms of discretionary funding accessed through the council. This ensures people can exit homeless accommodation promptly and promotes a positive start in their new home.</p> <p>Various Welsh Government funding has enabled the homeless service to provide assistance such as Homestarter packs.</p> <p>The Housing Support Gateway continues to receive a high number of referrals who access needs and signpost to a wide range of commissioned services delivered by and on behalf of the Council.</p> <p>Generic and financial housing support services can be accessed via the Housing Support Gateway. Referrals to the service may be made by social workers, health professionals, or any other professional from agencies (with permission of the individual/s) in addition to self-referrals.</p>
<p>Develop a range of innovative support to address key barriers</p>	<p>Explore a range of initiatives, based on best practice, which will provide cost benefits in the medium term to the public finances. For example, a furniture rental social enterprise.</p>	<p>Further work is required through the development of the Local Action plan for the Housing Support Programme Strategy.</p> <p>During the pandemic excellent joint working was achieved with Flintshire Furniture Recycle Project to enable the provision of fully furnished temporary accommodation units when capacity within homeless accommodation has grown significantly.</p>

		<p>We continue to deliver a wide range of housing related support services to respond to local needs although this has been a challenge with 3 years of standstill budget for HSG grant.</p> <p>The recent announcement of a 7.8% uplift in HSG for 24/25 is welcomed. However, this funding will only meet and respond to the current financial pressures within the sector and is unlikely to lead to significant increase in service capacity or new services.</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	Develop a plan with our Housing Association partners to address the needs of older people on SARTH.	<p>Further work is required with partners to develop localised plans and strategies to meet the needs of older people within social housing across Flintshire.</p> <p>FCC's sheltered housing review will be a significant piece of work in regard to this. The Council are in the process of completing internal and external stock condition surveys for all HRA properties. This will inform our investment programmes and will also identify any properties/assets that require further option appraisals based upon their condition, suitability and investment requirements.</p>

	<p>Develop an understanding of demand for adaptations to enable future planning of resources.</p> <p>Links with Social Services; Residential Care homes; Extra Care and supported housing to scope out move on options.</p>	<p>This work has yet to be completed and was due to be raised at the SARTH operational meeting.</p>
<p>Develop an understanding of the wider housing requirements for older people</p>	<p>Consult with interest groups to identify key issues, barriers and potential opportunities for an action plan.</p> <p>Review tenancy support and the potential of incentives to encourage downsizing where appropriate.</p>	<p>Further work required with partners.</p> <p>As referenced earlier the Council are in the process of completing internal and external stock condition surveys for all HRA properties. Once the internal and external stock condition surveys for all HRA properties and a full analysis of the stock has been undertaken then further consultations will take place with interest groups to identify key issues, barriers and potential opportunities for an action plan.</p> <p>This may include a review of tenancy support and the potential use of incentives to encourage downsizing where appropriate.</p>

Priority 3: Improve the quality and sustainability of homes

Output	Timescale	Lead organisation/s	Progress
<p>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</p>	<p>March 2024</p>	<p>Flintshire County Council</p>	<p>Improvements are being made to fuel poor homes, including the installation of fuel-efficient heating systems and improvements to household EPC ratings. Households are provided with energy efficiency advice and referrals to other support agencies as needed.</p> <p>The Domestic Energy Efficiency Team have continued to support the general public within Flintshire and have supported 763 residents from both the private and public sector between October 2023 to April 2024, some of whom would be classed as being vulnerable and in the most need of assistance to help tackle fuel poverty.</p> <p>Notwithstanding the work of the Council and partner agencies, fuel poverty is expected to continue to rise in response to the unprecedented energy costs being experienced during the current energy crisis.</p> <p>A stock condition survey will need to be completed to determine the County's fuel poverty ratio; however, this is unlikely to provide a true reflection of the work</p>

			carried out and may only be of limited use until the current energy crisis stabilises.
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<p>Complete the Welsh Housing Quality Standard programme by 100%</p>	<p>March 2021</p>	<p>Flintshire County Council and RSL Partners</p>	<p>The updated WHQS 2023 standard published in April 2024 contains the following material changes to the standard published in October 2023:</p> <ul style="list-style-type: none"> • Full guidance on Balancing Carbon Emissions across a Housing Portfolio • Full guidance on Whole Stock Assessments and Target Energy Pathway <p>For social landlords to meet the standard, homes must be:</p> <ul style="list-style-type: none"> • In a good state of repair • Safe and secure • Affordable to heat and have minimal environmental impact • Fitted with an up-to-date kitchen and utility area • Fitted with an up-to-date bathroom • Comfortable and promotes wellbeing • A suitable garden; and have • Attractive outside space. <p>The Council previously achieved WHQS compliance in December 2021 and are now in the process of working towards complying with the new WHQS 2023.</p> <p>We understand that RSL's will also working towards complying with the new WHQS 2023.</p>
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Adra achieved 100% compliance with WHQS (2008) in March 2015, and are now working on estimating the cost of achieving WHQS 2023 and the level of GAP funding required.

Wales & West reported the following.

Major Works started between 01.04.23 – 01.04.24 including PAG's.

Bathrooms	23 properties
EWI, Solar & Battery	1 scheme
Fencing	2 schemes & 1 properties
Sink hole repairs	1 property
Path repairs	1 Scheme
PAGS (£45K)	13 properties
Boiler upgrades	14 properties
Cyclical decoration	1 Scheme
Kitchen Replacement	10 properties
Roof Replacement	1 property

10 Acceptable fails in the Flintshire area:

			<ul style="list-style-type: none"> • 3 x RdSAP <65. • 1 x Kitchen floor covering. • 4 x Level access to garden. • 2 x bathroom extract fan. <p>Grwp Cynefin (GC) advised 100% of homes have passed the WHQS subject to acceptable fails. We are currently working as per GC Corporate Plan 2019/24 and our investment programme which aims to reduce its number of acceptable fails to ensure tenants live in good quality affordable homes. We are producing a new corporate plan in conjunction with the Strategic Asset management plan and 30 year business plan and will share these completed documents with all of our partners when complete.</p> <p>Clwyd Alyn are currently reviewing and putting plans in place to deliver.</p>
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Priority 3.1 Maximising energy efficiency standards and delivery methods		
Action	Task	Progress
Private sector renewal energy loans	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.	The private sector loans utilise Welsh Government funding to provide zero percent interest loan for owner occupiers to improve their properties. The funding has been available to 36 properties since October 2021 and the Council is exploring the option of increasing the amount of Welsh Government funding to offer more loans to the public improving their homes.

<p>Gas infill programme for social housing properties that are off-gas</p>	<p>Working with Wales and West Utilities to extend the gas network to bring more convenient and cost-effective heating to residents across all tenures.</p>	<p>The Domestic Energy Efficiency Team advised last year that they currently provide the Housing Asset Service with various support services including but not limited to, Project Management, Solar PV installations, Planned Heating and Renewable installations and EPC surveys for all HRA properties.</p> <p>The Domestic Energy Efficiency Project Team no longer supports a gas infill programme, however Flintshire Council does have a contract with Wales and West Utilities to administer the distribution of gas connection vouchers, aimed at supporting households without a gas mains connection.</p> <p>Between April 2023 and March 2024, the scheme provided 23 gas vouchers to individual households</p>
<p>Retro fit of energy efficiency measures for vulnerable residents in all tenures</p>	<p>Identify the strategic sites within communities that need redevelopment.</p>	<p>As referenced above the Domestic Energy Efficiency Team have previously advised that currently it provides the Housing Asset Service with various support services including but not limited to, Project Management, Solar PV installations, Planned Heating and Renewable installations and EPC surveys for all HRA properties.</p> <p>The Domestic Energy Efficiency Project Team utilise Flintshire Councils energy crisis fund and work in partnership with utility companies to maximise household benefits</p>

		<p>from the installation of new, efficient heating systems, insulation, and the use of renewable energy. Funding streams, such as Eco4, will help ensure that Flintshire Council is contributing towards a reduction in fuel poverty and the carbon footprint across the county</p>
<p>Deliver the Warm Homes Fund</p>	<p>The Council has secured £3m to tackle fuel poverty in Flintshire by improving efficiency through for example: fitting new heating systems or accessing the gas network.</p>	<p>The Warm Homes Fund programme was drawn to a successful conclusion in 2021 having supported 658 households.</p> <p>A total of 1224 households have been supported and around 3672 residents.</p> <ul style="list-style-type: none"> • 25% supporting those in Housing Association properties. • 29% in Flintshire owned properties. • The remaining 46% private rented and owner occupied. • 3328 interventions were provided looking at affordable warmth, energy advice and support, income maximisation and crisis support, looking at emergency gas and electric top ups, food support, oil and support facilitating three-way phone calls with energy providers to ensure that their gas and electric is affordable. • Savings of around £232,400 giving on average £189.87 per household • 74% saw an improvement of their personal wellbeing.

		<ul style="list-style-type: none"> 79% saw an improvement in their anxiety. <p>The Domestic Energy Efficiency Team have continued to support the general public within Flintshire and have supported 763 residents from both the private and public sector between October 2023 to April 2024, some of whom would be classed as being vulnerable and in the most need of assistance to help tackle fuel poverty.</p>
Arbed for Wales programme	A spatially targeted WG programme focusing on windows and doors and external wall insulation, to address fuel poverty in the private sector.	The ARBED programme concluded in 2021.

Priority 3.2 Improving the quality and standard of accommodation in the private sector		
Action	Task	Progress
Healthy Homes and Healthy People – 2025 project bringing together a voluntary group of concerned people and organisations working with a shared purpose of ending avoidable health inequality in North Wales	Encourage different teams to think more broadly when undertaking their daily roles to improve the homes of people in the private sector.	<p>Healthy Homes, Healthy People is funded by Wales & West Utilities and is delivered in partnership with Community Energy Plus and National Energy Action. They work in conjunction with a number of agencies and organisations including Dwr Cymru Welsh Water, Care & Repair, local authorities and a range of national and local charities.</p> <p>Healthy Homes, Healthy People is open to everyone, but some of the services that they refer to have their own eligibility criteria.</p>

		These criteria usually relate to whether someone is on a low income, on certain means-tested benefits and / or have health conditions.
Rent Smart Wales	Work with Landlords to promote Rent Smart Wales and improve the standards of the private rented stock.	Currently homelessness and other officers liaise and provide signposting to Landlords.

Priority 3.3 Completing the WHQS programme by 2020 across all social housing stock		
Action	Task	Progress
The Council stock	Complete environmental improvements by 2020 and identify funding to undertake the external works.	The Council achieved WHQS compliance in December 2021. As referenced earlier we are now in the process of working towards complying with the new WHQS 2023.
Housing Association partners' stock	Complete environmental improvements by 2020.	RSLs are expected to be working towards complying with the new WHQS 2023.

Priority 3.4 Adopt a collaborative approach to preparing for the increase in demand for adaptations in properties to allow residents to remain in their home.		
Action	Task	Progress
Set appropriate strategic objectives for adaptations that focus	Establish a partnership which incorporates all partners with funding for adaptations including: (i) The Council's HRA budget;	In March 2023 Local authority adaptations team and Private sector Disabled Facilities Grant (DFG) team amalgamated.

on wellbeing and independence	<ul style="list-style-type: none"> (ii) Private sector Disabilities Funding Grant; (iii) Care and Repair, ENABLE for minor and major adaptations for those in the private sector; (iv) Housing Associations can access Physical Adaptation Grants for existing tenants. 	<p>Unfortunately, both surveyors who joined the team last year went on long term sick. In addition, the private sector DFG team changed to a new system, so this delayed aligning procedures although this has now commenced.</p> <p>It will take time to get a good understanding of demand and there are changes to which need further review, for example, it has only been of recent that consideration would be given to extensions on council properties.</p>
Improve the intelligence on the demand for adaptations	Pull together a range of data from all partners to establish a better understanding of future demand.	
Link the systems for managing and delivering adaptations	<p>Collaboratively develop adapted housing policies for all partners as part of the Specialist Housing Group.</p> <p>Review service standards for adaptations in line with Welsh Government. Consider how the EHRC toolkit can be utilised in Flintshire.</p>	

Priority 3.5 Improve the standard of new build properties built by the Council and Housing Associations		
Action	Task	Progress
Utilising the Flintshire House Standards	Continually review and evaluate the standards to ensure they are relevant and contribute to the wider energy efficiency agenda.	Flintshire housing standards have been superseded by the Welsh Development Quality Requirements 2021 (WDQR). All future affordable housing schemes have to meet this standard. The standards have set space requirements and include higher energy efficiency measures moving towards carbon zero.

	Consider introducing further requirements such as solar panels / PVs, electric car charging points.	As referenced earlier the WG has issued new guidance on new WHQS standards in April 2024.
Welsh Government's Design Quality Requirements (DQR)	Ensure a consistent standard of quality of internal layout is achieved across a range of standard house types that are as flexible as possible to cater for most resident's needs.	See above
Deliver different construction methods	<p>Deliver new builds using sustainable materials including timber frame / SIPs, and improve SAP ratings as part of SHARP</p> <p>Develop procurement opportunities through collaboration with Housing Association partners to deliver new construction methods.</p> <p>Develop using off site manufacturing to reduce waste and quicker construction methods.</p>	<p>Modern Methods of Construction (MMC) is a priority and featured within WDQR 2021. Therefore, all new affordable housing schemes will be built using MMC and utilising construction methods that minimise environmental impact.</p> <p>As above</p> <p>Homelessness phase 2 capital funding helped to deliver 6 units for homeless households. These have been built using MMC (Park Lane x 4 units and Duke Street x 2 units).</p>

Appendix Updated Summary of expected Programme Development/Delivery Plan 2023/ 2024

Provider	site	To be determined	1 bed Apt	2 bed Apt	1 bed bungalow	2 bed bungalow	2 bed bungalow adapted	3 bed bungalow	3 bed adapted House	3 bed bungalow adapted	2 bed house	3 bed house	4 bed house	supported housing	Total Units
Clwyd Alyn	66a Mold Road, Mynydd Isa		4				2				1	24	25		56
Clwyd Alyn	Northern Gateway Strategic Site Deeside	21	6	18			5				10	34	6		100
Clwyd Alyn	Princess Avenue, Buckley		8	2									2		12
Clwyd Alyn	Well Street, Buckley Scheme being worked on	56													56
Clwyd Alyn	Wrexham Road, Abermorddu		18								24	22	6		70
Clwyd Alyn	Dee Gardens											4	2		6
First Choice HA	17 Elm Road, Queensferry								1						1
First Choice HA	FCHA 2180 Specialist Housing Provision allocated as 2 bed bungalow conf awaited							1							1
First Choice HA	Westhaven, Holywell Rd, Ewloe													3	3
Flintshire	Alltami Road, Buckley			4							6	4			14
Flintshire	Alyn Road, Buckley										4				4
Flintshire	Borough Grove, Flint										4				4
Flintshire	Canton Depot, Bagillt, orientation to be revisited		14	14							6	17			51
Flintshire	Duke Street, Homeless provision													2	2
Flintshire	Ffordd Hiraethog, Mostyn		4	6											10
Flintshire	Ffordd Llanarth, Connahs Quay		4	4							7	2	3		20
Flintshire	Hebron, Mostyn										4				4
Flintshire	High Steet, Connahs Quay (Old Music Shop)			6											6
Flintshire	Park Lane Homeless Provision													4	4
Flintshire	Penyfford School										12	8			20
Flintshire	School Lane, Greenfield										2	1			3
Flintshire	Station Road, Queensferry		4												4
Flintshire	Ty Mair, Mold		10	10	1	2					6	7			36
Flintshire	Wirral View, Hawarden										4				4
Flintshire	39 Wern Ucha buy back											1			1
Grwp Cynefin	Mortgage Rescue (2-addresses to be advised)	2													2
Grwp Cynefin	Homebuy 4 Bramley Way, Flintshire										1				1
Grwp Cynefin	15 Lllys Brenig - Homebuy								1						1
Grwp Cynefin	Rhewl Fawr, Penyffordd Holywell (phase 3)										6	2			8
Wales & West	Land at Brunswick Road, Buckley		7	2											9
Wales & West	New Inn, Station Road										8				8
Wales & West	Land at Brunswick Road, Buckley		7	2											9
Totals		79	86	68	1	9	1	0	2	1	128	129	17	9	530