



Denbighshire County Council

Denbighshire's Housing Strategy

Draft Action Plan

Strategic Planning & Housing Strategy Team

Denbighshire's Housing Strategy: Draft Action Plan

Introduction

The Housing Strategy is the amalgamation of all of our actions concerned with housing and housing related support. As a result the implementation of the Strategy will be undertaken by several different departments, in many instances working with partner organisations.

The relevant actions will be included in each service business plans as appropriate and will be monitored by the relevant Lead Members and Heads of Service. The overall lead on the Housing Strategy is the Lead Member for Housing. The Housing Strategy is based around 5 key themes:

1. **More homes to meet local need and demand**
2. **Creating a supply of affordable homes**
3. **Ensuring safe and healthy homes**
4. **Homes and support for vulnerable people**
5. **Promoting and supporting communities**

The Action Plan sets out the key actions required to deliver the desired outcomes for each key Theme. For each Action we have identified outcomes & benefits, potential resources and partners required to deliver the action, indicative timescales and the Lead Member and Head of Service responsible for ensuring the action is delivered.

The key outcomes for the Council over the next 12 months are:

- **We will increase our social housing stock by a minimum of 7 units over the next 12 months**
- **We will provide an improved standard of temporary homeless accommodation solutions, from within DCC housing stock and/or private options**
- **We will bring a minimum of 5 empty properties back into use as affordable housing**
- **By working with our Council tenants we will develop a coherent resourced action plan with timescales to improve the neighbourhoods in which they live**

Regular newsletter updates on the delivery of the Housing Strategy: Action Plan will be sent to all Council Members, Senior Leadership Team (SLT) and relevant partners. Updates on progress will also be provided to the multi-agency Strategic Partnerships Board. The intention is for this Action Plan to be a living document, regularly updated and reviewed. The Council's 3 Scrutiny Committees will have an important role in monitoring the Strategy and more importantly progress in relation to the Action Plan, along with Lead Members and Member Area Groups for more local issues.

We continue to welcome comments and suggestions to improve the Strategy and enhance delivery over the next five years.

Ref	Action	Timescale	Outcomes & benefits	Resource requirements	Identified partners	Target	Lead Member/ Head of Service
THEME 1: More homes to meet local need and demand							
1.1	Develop site development briefs for key development sites allocated for housing in the LDP	Short term	This will ensure that detailed site information and guidance is readily available to potential developers. This will help to speed up the planning process and accelerate delivery of housing on sites allocated in the LDP.	LDP Members Steering Group Officer time	Strategic Planning & Housing Team Development Management Finance, Assets and Housing Service, Registered Social Landlords, Landowners, Developers	Complete work programme by December 2016 (individual Briefs will be adopted in this timescale)	Cllr David Smith Graham Boase
1.2	Develop appropriate Supplementary Planning Guidance	Short term	This will ensure that appropriate and clear guidance is readily available to potential developers. This will help to speed up the planning process and contribute to accelerated delivery of housing on sites allocated in the LDP.	LDP Members Steering Group Officer time	Strategic Planning & Housing Team Development Management	Complete work programme by December 2016 (individual SPGs will be adopted in this timescale)	Cllr David Smith Graham Boase

Ref	Action	Timescale	Outcomes & benefits	Resource requirements	Identified partners	Target	Lead Member/ Head of Service
1.3	To develop and publicise a sites prospectus to promote allocated housing sites across the County	Short term	This will ensure that detailed site information is readily available to developers (including Registered Social Landlords). Accelerate delivery of housing on sites allocated in the LDP and publicise available sites.	Officer time	Strategic Planning & Housing Team Finance, Assets and Housing Service	Complete by February 2016	Cllr David Smith Graham Boase
1.4	Update Local Housing Market Assessment incorporating housing need and demand data. Current assessment was completed in 2015.	Medium term	Housing need and demand data for the County is updated and clarified. This is a statutory requirement and will provide up to date information on Denbighshire's housing market with an analysis of current and future housing needs. This will help to inform policy decisions.	Officer time Statistical information	Strategic Planning & Housing Team	Timescale to link to LDP review	Cllr David Smith Graham Boase
1.5	Review LDP housing allocations and policies as part of statutory LDP Review	Medium term	Contact relevant landowners to advise them of the Council's approach before the review. Accelerate delivery of housing on sites allocated in the LDP and avoidance of land banking.	Officer time Legal advice	Strategic Planning & Housing Team Landowners Developers	LDP Review to start by June 2017	Cllr David Smith Graham Boase

Ref	Action	Timescale	Outcomes & benefits	Resource requirements	Identified partners	Target	Lead Member/ Head of Service
1.6	Investigate use of reduced commencement period conditions on planning permissions (i.e. shorter than current standard requiring development to start within 5 years) Lobby Welsh Government to change legislation to require completion of development within defined time periods.	Short term	Accelerate delivery of housing on sites with planning permission and avoidance of land-banking.	Officer time Legal advice	Strategic Planning & Housing Team Development Management Team Legal Services	By February 2016	Cllr David Smith Graham Boase
1.7	Bring forward development on sites with unimplemented planning permission through a clear programme of action	On-going	Analysis of reasons for stalled sites & intervention & influence to facilitate development, where possible, through a package of measures.	Officer time	Strategic Planning & Housing Team Finance, Assets and Housing Service Registered Social Landlords	Develop programme by June 2016	Cllr David Smith Graham Boase
1.8	To develop an Infrastructure Plan for Denbighshire	Short term	Identification of infrastructure issues and requirements to enable housing growth and development	Officer time	Strategic Planning & Housing Team Highways, Education	By June 2016	Cllr David Smith Graham Boase

Ref	Action	Timescale	Outcomes & benefits	Resource requirements	Identified partners	Target	Lead Member/ Head of Service
					Infrastructure providers (including DCWW, BCUHB, etc)		
1.9	Develop the Council's Empty Homes Delivery Plan, investigate innovative mechanisms for bringing empty homes back into use and work with partners to develop new initiatives.	Short term	Better use of existing housing stock by continuing to target empty homes across the County. There is potential for new initiatives.	Officer time Funding Legal advice	Built Environment Public Protection Strategic Planning & Housing Finance, Assets and Housing Service RSLs Developers	Minimum of 5 empty properties brought back into use & Delivery Plan by December 2016	Cllr David Smith Graham Boase
1.10	Undertake a Gypsy and Traveller accommodation needs assessment. Support delivery of appropriate accommodation if a need is identified.	Short term	This is a statutory requirement and will provide up to date information on gypsy & traveller accommodation needs in Denbighshire. This will help to inform policy decisions. Work with other North Wales authorities to address any identified needs.	Officer time Financial support for needs assessment Funding for site provision if required	Strategic Planning & Housing Team Finance, Assets and Housing Service Welsh Government	Complete accommodation needs assessment by February 2016 Site delivery (if needed) will require	Cllr Hugh Irving Graham Boase

Ref	Action	Timescale	Outcomes & benefits	Resource requirements	Identified partners	Target	Lead Member/ Head of Service
						separate timescale	
1.11	Remove the requirement for rural buildings to be converted to affordable housing (after economic use is proved unfeasible), in preference for market housing.	Short-medium term	LDP policy changes can only be carried out through the formal LDP Review process, however we have revised the Supplementary Planning Guidance on conversion of redundant rural buildings. This has allowed market housing if affordable housing is shown to be unviable.	Officer time	Strategic Planning & Housing Team	Revised SPG adopted by Planning Committee May 2015 LDP Review to start by June 2017	Cllr David Smith Graham Boase
1.12	Increase access to training opportunities and employment for local people in the construction / housebuilding sector	Short term	Development of a protocol for use in Section 106 planning agreements to require access to training opportunities for local people. Encourage Registered Social Landlords, developers and other partners to offer apprenticeships, work placements, mentoring/ coaching opportunities to local people.	Officer time Legal advice	Strategic Planning & Housing Team Economic & Business Development Team Legal services Registered Social Landlords Other partners	Develop protocol by June 2016	Cllr David Smith Graham Boase/ Rebecca Maxwell

Ref	Action	Timescale	Outcomes & benefits	Resource requirements	Identified partners	Target	Lead Member/ Head of Service
1.13	Ensuring mix of appropriate housing to meet local needs, including development of good quality intermediate and market rented homes. Implement regular case conferences for housing proposals.	Short term	Ensure a mix of housing is provided through negotiations on planning applications. Improved joint working at an early stage in scheme development. Potential for Registered Social Landlords/ Council to develop homes for market rent or manage homes developed by others to increase supply of good quality homes in the private rented sector.	Officer time Funding Legal advice	Strategic Planning & Housing Finance, Assets & Housing Service RSLs	Implement case conferences by January 2016	Cllr David Smith/ Cllr Julian Thompson Hill Graham Boase /Jamie Groves
THEME 2: Creating a supply of Affordable Homes							
2.1	Establish and implement an affordable housing delivery / investment programme to enable resources to be targeted to priority sites and actions	Short term	A clear programme for delivery of affordable housing. This will contribute to an improved supply of affordable housing of all types and tenures and ensure that we bring together and take full advantage of available funding streams.	Officer time	Strategic Planning & Housing Team Finance, Assets & Housing Service Registered Social Landlords	By June 2016	Cllr David Smith Graham Boase

Ref	Action	Timescale	Outcomes & benefits	Resource requirements	Identified partners	Target	Lead Member/ Head of Service
2.2	Review both Council and HRA landholdings to determine suitability and availability for affordable housing development and establish a clear programme for delivery	Short term	List of sites which may be available for affordable housing development. Influence delivery and make best use of assets to deliver new housing, including affordable and specialised housing.	Officer time	Strategic Planning & Housing Team Finance, Assets and Housing Service	By June 2016	Cllr Julian Thompson-Hill Jamie Groves
2.3	Following a review of HRA landholdings, investigate selling HRA assets in areas where there is little or no housing need. Capital receipts to be used to contribute to the delivery of affordable housing in areas of identified need.	Short term	This would enable acquisition of land and investment in those areas with identified housing needs. This would form part of the Affordable Housing Delivery Programme.	Officer time	Strategic Planning & Housing Team Finance, Assets and Housing Service	By June 2016	Cllr Julian Thompson-Hill Jamie Groves
2.4	Investigate developing a council protocol for the disposal of Council land and property assets to ensure they are first offered to HRA , then if not required by the HRA to sell at below market value to maximise affordable housing delivery, only if not required for affordable housing it should be offered to open market at full market	Short term	Adoption of a protocol to allow for sale of Council land at reduced value would allow for delivery of additional affordable housing on these sites	Officer time Legal & financial advice	Strategic Planning & Housing Team Finance, Assets and Housing Service	By December 2016	Cllr Julian Thompson-Hill Jamie Groves

Ref	Action	Timescale	Outcomes & benefits	Resource requirements	Identified partners	Target	Lead Member/ Head of Service
	value						
2.5	Work with other public sector agencies (including BCUHB, WG, police etc) to review other public landholdings, to determine suitability and availability for affordable housing development	Medium term	List of sites which may be available for affordable housing development. Influence delivery and make best use of public sector assets to deliver new housing, including affordable and specialised housing.	Officer time	Strategic Planning & Housing Team Finance, Assets and Housing Service Other public bodies	Scoping report by June 2016	Cllr David Smith/ Cllr Julian Thompson-Hill Graham Boase /Jamie Groves
2.6	To maximise Housing Revenue Account (HRA) funding to deliver more affordable housing and establish a development fund within the HRA	Short term	This would enable acquisition of land / existing buildings and investment in those areas with identified housing needs. This would form part of the Affordable Housing Delivery Programme.	Officer time Legal & financial advice HRA funding	Strategic Planning & Housing Team Finance, Assets and Housing Service	Minimum of 7 properties delivered and establish a fund by December 2016	Cllr Julian Thompson-Hill Jamie Groves
2.7	Establish a targeted programme for spending affordable housing commuted sums , including the possibility of pooling to form a central fund	Short term	Revised commuted sum policy and clear programme for spending. This will set out how and where the Council will spend the money required from developers for affordable housing. A larger number of smaller amounts are expected	Officer time Legal & financial advice	Strategic Planning & Housing Team Finance, Assets and Housing Service Legal Services	By December 2016	Cllr David Smith/ Cllr Julian Thompson-Hill Graham Boase /Jamie

Ref	Action	Timescale	Outcomes & benefits	Resource requirements	Identified partners	Target	Lead Member/ Head of Service
			to be received in future and a revised policy, with a wider range of options, will maximise the benefit secured and minimise unspent sums being returned to developers. If possible, pooling all sums received would enable a more strategic approach to spending commuted sums and assist the Council in building its own affordable homes. It would also ensure effective use of smaller sums collected.				Groves
2.8	To maximise use of Social Housing Grant, Housing Finance Grant and other funding available to deliver additional affordable housing.	Short term	Ensure that the potential to deliver affordable housing is maximised in those areas with identified housing needs. This would form part of the Affordable Housing Delivery Programme.	Officer time Financial advice	Strategic Planning & Housing Team Finance, Assets and Housing Service	Affordable Housing Delivery Programme by June 2016	Cllr David Smith/ Cllr Julian Thompson-Hill Graham Boase /Jamie Groves
2.9	To fully investigate utilising a wider range of affordable housing funding & delivery mechanisms, e.g. joint venture, establishing a	Short term	A clear understanding and assessment of potential delivery options to inform the development of the affordable housing delivery programme.	Officer time Legal advice Financial advice	Strategic Planning & Housing Team Finance, Assets and	By June 2016	Cllr David Smith/ Cllr Julian Thompson-Hill

Ref	Action	Timescale	Outcomes & benefits	Resource requirements	Identified partners	Target	Lead Member/ Head of Service
	housing delivery company				Housing Service Registered Social Landlords		Graham Boase /Jamie Groves
2.10	To develop a business plan to ensure more Council homes are provided	Short term	Contribution to an improved supply of affordable housing in the County. This should involve new build and potentially buying existing houses, some of which could have been lost through right to buy.	Officer time Legal & financial advice	Strategic Planning & Housing Team Finance, Assets and Housing Service Registered Social Landlords	By April 2016	Cllr Barbara Smith Jamie Groves
2.11	Develop a standard Section 106 legal agreement / clauses for securing affordable housing through planning applications. Ensure that this meets mortgage providers requirements	Short term	Template s106 legal agreements, or template clauses to be included in SPG and publicised on website. This will reduce the length of time taken to negotiate the terms of s106 agreements prior to planning permission being granted and remove barriers for securing mortgages on properties subject to S106 agreements.	Officer time	Strategic Planning & Housing Team Development Management Team Legal Services	By June 2016	Cllr David Smith Graham Boase

Ref	Action	Timescale	Outcomes & benefits	Resource requirements	Identified partners	Target	Lead Member/ Head of Service
2.12	Test a range of methods for calculating financial contributions towards affordable housing, with the aim of reducing the number of calculations currently used.	Medium term	Potential to simplify the calculations for commuted sums for affordable housing, whilst ensuring that contributions are maximised without jeopardising development viability.	Officer time	Strategic Planning & Housing Team Finance, Assets and Housing Service	By June 2017	Cllr David Smith Graham Boase
2.13	Involvement of the Council's Finance, Assets & Housing Service in assessing viability of planning proposals and involvement in negotiations with developer and applicants	Short term	Revised planning process to include consultation and involving the Finance, Assets & Housing Service in negotiations where the provision of affordable housing is affecting overall site delivery. This will ensure better informed and more robust negotiations.	Officer time	Strategic Planning & Housing Team Development Management Team Finance, Assets and Housing Service	By March 2016	Cllr Julian Thompson –Hill/ Cllr David Smith Graham Boase/ Jamie Groves
2.14	Introduce a mechanism to secure financial contributions for affordable housing following scheme completion, where viability has improved beyond that originally projected ('clawback').	Short term	Revised Supplementary Planning Guidance on affordable housing. Where housing developments are delivered over a long time period, or the wider economic climate subsequently changes, the resultant scheme may have been able to deliver more affordable housing than agreed at the time of planning	Officer time Legal advice	Strategic Planning & Housing Team Legal Services	By June 2016	Cllr David Smith Graham Boase

Ref	Action	Timescale	Outcomes & benefits	Resource requirements	Identified partners	Target	Lead Member/ Head of Service
			permission being granted. Introducing a mechanism to assess development viability after completion will ensure the Council can claim a contribution towards affordable housing, which would previously have been lost.				
2.15	Test a range of approaches to calculating the value of affordable properties, to ensure this is set at an appropriate level.	Medium term	Inclusion of any new approach in a revised Supplementary Planning Guidance document. An appropriate value should be genuinely affordable to those in need but not so low as to be economically unviable for developers. Clarity regarding the particular circumstances of self-build affordable housing and avoiding situations where the calculated value for affordable homes is more expensive than market housing	Officer time	Strategic Planning & Housing Team Finance, Assets and Housing Service	By June 2017	Cllr David Smith Graham Boase
2.16	Review the current approach and thresholds for affordable housing requirements in LDP policies relating to affordable	Medium term	Revised LDP policies and Supplementary Planning Guidance on affordable housing. To ensure that affordable	Officer time Funding for viability testing of policy	Strategic Planning & Housing Team Finance,	LDP Review to start by June 2017	Cllr David Smith Graham Boase

Ref	Action	Timescale	Outcomes & benefits	Resource requirements	Identified partners	Target	Lead Member/ Head of Service
	housing through the statutory LDP Review process (currently 10% requirement but could be increased if viability justified a higher affordable housing contribution)		housing requirements are balanced against viability of site delivery and the amount of affordable housing being delivered by private developers is maximised without impacting overall housing delivery. Requirements for rural affordable housing, and the Council's approach, will also be reconsidered to ensure this supports sustainable rural communities.	approaches	Assets and Housing Service		
2.17	To ensure good partnership working with Registered Social Landlords	Short term	Ensure that the potential for Registered Social Landlords to deliver affordable housing is maximised in those areas with identified housing needs. Develop the Affordable Housing Delivery Programme in partnership with RSLs. Work together to promote improved quality and management of existing stock. Implement regular liaison meetings.	Officer time	Strategic Planning & Housing Team Registered Social Landlords	Implement programme of regular liaison meetings from January 2016	Cllr David Smith Graham Boase
2.18	To identify a wider range of development partners to	Short term	This could include both public and private sector partners and	Officer time Legal &	Strategic Planning &	By June 2016	Cllr David Smith

Ref	Action	Timescale	Outcomes & benefits	Resource requirements	Identified partners	Target	Lead Member/ Head of Service
	assist in increasing the supply of affordable housing		would contribute to achieving the affordable housing delivery programme.	financial advice	Housing Team Registered Social Landlords		Graham Boase
2.19	To increase applicants registered on the affordable housing register or equivalent. Review current process for registration.	Short term	Revised simplified process for registration which is consistent across the region. This should make it easier for people to register. Wider promotion of the register will lead to improved awareness and take up by those in need of affordable housing, with an increase in applicants registered on the affordable housing register.	Officer time Input from Registered Social Landlords	Strategic Planning & Housing Team Registered Social Landlords	By March 2016	Cllr David Smith Graham Boase
2.20	To develop a communications campaign to ensure successful affordable home schemes are fully promoted	Short term	Promotion of successful schemes. This will help to improve negative public perceptions and improve take up of development. Encourage registration on the Affordable Housing Waiting list.	Officer time	Strategic Planning & Housing Team Registered Social Landlords Communications and Marketing Team	By March 2016	Cllr David Smith Graham Boase

Ref	Action	Timescale	Outcomes & benefits	Resource requirements	Identified partners	Target	Lead Member/ Head of Service
THEME 3: Ensuring Safe and Healthy homes							
3.1	To ensure Council accommodation is maintained to meet the Welsh Housing Quality Standard	Medium term	Welsh Government requires that all social housing meets Welsh Housing Quality Standard by 2020. The Council met this standard in 2014 but ongoing maintenance is required to sustain this.	Investment in Welsh Housing Quality Standard	Finance, Assets and Housing Service	By December 2017	Cllr Barbara Smith Jamie Groves
3.2	Private rented sector stock condition/issue survey	Medium term	To support the implementation of an action plan for private rented sector properties, issues need to be researched to ensure resources are effectively targeted	Officer time	Public Protection Private landlords	By December 2017	Cllr David Smith Graham Boase
3.3	Support implementation & enforcement of Welsh Governments "Rent Smart" scheme, including a comprehensive database of all private landlords Landlord Licensing Scheme	Short term	New legislation is introducing the requirement for all private landlords to register. The scheme is being administered by Cardiff City Council.	Officer time	Public protection Private landlords	By October 2016	Cllr David Smith Graham Boase
3.4	To develop an Energy Conservation delivery plan and establish a database to prioritise those in fuel poverty	Short term	Will focus on targeting action at the properties with the worst energy efficiency. To work with households to move them out of fuel poverty – Welsh Government funding secured. Policy developed and	Officer time	Built Environment Strategic Planning & Housing Welsh Government	Delivery Plan & database by August 2016.	Cllr David Smith Graham Boase

Ref	Action	Timescale	Outcomes & benefits	Resource requirements	Identified partners	Target	Lead Member/ Head of Service
			implemented to support energy efficient housing within the Council's stock		Bangor Univ. Public Protection		
3.5	<p>To develop a multi-agency private rented sector action plan & toolkit working with partners such as the Health Board to help to improve the standard of the poorest quality housing in the private rented sector. To include:</p> <ul style="list-style-type: none"> • A specific action plan for dealing with poor quality accommodation above commercial premises. • Environmental issues such as refuse and fly-tipping • Working with the Built Environment department to improve properties through utilising energy conservation measures 	Medium term	The private rented sector is a significant growing element in the tenure options available in the County. Engaging & developing a good relationship with private rented sector landlords is crucial.	Officer time	Public Protection Private landlords Housing Solutions	By December 2017	Cllr David Smith Cllr Hugh Irving Graham Boase
3.6	Continue to implement mandatory HMO licensing & explore potential for future expansion of additional licensing schemes and	Medium term	Raise standards of properties & their management	Officer time	Planning & Public Protection Private landlords	Complete condition survey & report on additional	Cllr David Smith Graham Boase

Ref	Action	Timescale	Outcomes & benefits	Resource requirements	Identified partners	Target	Lead Member/ Head of Service
	introduction of selective licensing schemes					licensing by December 2017	
3.7	Use of planning and housing powers, including enforcement regarding new build and unauthorised HMOs & conversion to flats	Medium term	Raise standards of accommodation in the private rented sector. Internal procedure and checklist to assess properties prior to action.	Officer time	Planning & Public Protection	By April 2017	Cllr David Smith Graham Boase
3.8	Establish the extent to which holiday caravans are being used as permanent residences & develop a regulatory procedure to take targeted action.	Short term	Many people are living in caravans which do not have planning permission for permanent residency. Some caravans provide poor housing conditions and this will ensure that people are not living in unsuitable accommodation. Shared intelligence across Council services.	Officer time	Business improvement and modernisation Development Management, caravan park owners/ Managers Public protection	By April 2016	Cllr David Smith Alan Smith Graham Boase
3.9	Develop & engage with private rented sector landlords & tenants through	Medium Term	Engaging & developing a good relationship with private rented sector landlords & tenants is	Officer time	Public protection Private	By December 2016	Cllr David Smith Graham

Ref	Action	Timescale	Outcomes & benefits	Resource requirements	Identified partners	Target	Lead Member/ Head of Service
	alternative methods and routes.		crucial. Implement programme of drop-in surgeries for private rented sector landlords and tenants.		landlords		Boase
Theme 4: Homes and support for vulnerable people							
4.1	To ensure additional extra care facilities are provided in Denbighshire & to maximise potential for specialist housing for vulnerable adults	Long term	More housing options are needed for older people and vulnerable adults. Denbighshire and public/private partners are examining a range of ways forward including exploring an extra care model of housing for adults with complex disabilities	Extra care project Manager Officer time Procurement and legal advice	Community Support Services Registered Social Landlords Finance, Assets and Housing Strategic Planning & Housing Strategy Procurement and Legal services	2 schemes to be in development by December 2017	Cllr Bobby Feeley Phil Gilroy
4.2	Review supported Independent Living provision and demand	Medium term	This will enable a review of the appropriateness of some existing schemes given their age and location. Viability of redeveloping sheltered housing schemes owned by the Council	Community Support Services	Registered Social Landlords Community Support	By June 2017	Cllr Bobby Feeley Phil Gilroy

Ref	Action	Timescale	Outcomes & benefits	Resource requirements	Identified partners	Target	Lead Member/ Head of Service
4.3	<p>To finalise a homelessness strategy by December 2017, including ensuring that RSLs also provide for homeless people</p> <ul style="list-style-type: none"> • Survey the homelessness issue & draft a homelessness strategy by June 2017 • Consultation to be completed by August 2017 • Amendments made & final strategy to be adopted by the Council by December 2017. 	Long term	Welsh Government have introduced legislation requiring the development this strategy. This will ensure that the Council has a clear and co-ordinated approach to addressing homelessness issues.	Housing Solutions	Planning & Housing Strategy Housing Solutions Registered Social Landlords	To finalise the Strategy by December 2017	Cllr Hugh Irving Phil Gilroy Graham Boase
4.4	To provide better quality emergency accommodation for those who have been made homeless in the County.	Medium term	Ensure good quality, well managed accommodation for homeless people, including possible direct provision by the Council.	Officer time Funding	Housing Solutions Team Housing Management Planning and Public Protection Registered Social Landlords	By December 2017	Cllr Hugh Irving Phil Gilroy Jamie Groves
4.5	Provide good quality, well	Medium	Ensure good quality, well	Officer time	Housing	By	Cllr Hugh

Ref	Action	Timescale	Outcomes & benefits	Resource requirements	Identified partners	Target	Lead Member/ Head of Service
	managed temporary accommodation solutions whilst housing needs are being assessed prior to permanent accommodation solutions being found. This includes options such as the Council providing it directly from its own housing stock	term	managed accommodation for homeless people. Work will be undertaken to identify appropriate options within Council and private housing stock.	Funding	Solutions Housing Management Planning and Public Protection Registered Social Landlords	December 2017	Irving Phil Gilroy Jamie Groves
4.6	Develop and implement a Private Rented Sector tenants accreditation scheme	Short term	Training and awareness raising for potential Private Rented Sector tenants to enable them to become 'good' and better able to access accommodation and maintain tenancies.	Officer time	Housing Solutions Community Support	By December 2016	Cllr Hugh Irving Phil Gilroy
4.7	Investigate options on the formation of a Social Lettings Agency	Short term	Social Lettings Agencies are non-profit organisations, which can provide a more affordable route to private rented sector accommodation	Officer time	Housing Solutions Public Protection Housing	By June 2016	Cllr Hugh Irving Phil Gilroy
4.8	Promote and develop the 'Denbighshire Housing' website & 'Let's Help You' online accommodation finder	Short term	This will provide a digital route for providing Housing Options advice and accommodation to help those in need of accommodation, which landlords will also be able to utilise and use as a marketing tool.	Officer time Funding	Housing Solutions Planning & Public Protection Private landlords	By June 2016	Cllr Hugh Irving/ Cllr Barbara Smith Phil Gilroy / Jamie Groves

Ref	Action	Timescale	Outcomes & benefits	Resource requirements	Identified partners	Target	Lead Member/ Head of Service
4.9	Develop a portfolio of private rented sector landlords with good quality accommodation to assist people with private rented sector accommodation. Working with Public Protection to ensure that the accommodation meets at least the minimum standards set in Housing Hazards and Safety Rating Scheme (HHSRS) legislation & that landlords meet the “fit and proper” test	Short term	Engaging & developing a good relationship with private rented sector landlords is crucial.	Housing Solutions Public Protection	Housing Solutions Planning & Public Protection Private landlords	By June 2016	Cllr Hugh Irving Cllr David Smith Graham Boase Phil Gilroy
4.10	To develop a pre-move programme for vulnerable adults to maximise successful placements	Short term	Housing need for adults with complex needs is recorded and updated regularly. Voids in accommodation are kept to a minimum Placements will be more successful Issues are dealt with consistently Tenants and their families are prepared for placements, helping to ensure a positive	Officer time	Community Support Housing management Registered Social Landlords	By June 2016	Cllr Bobby Feeley Phil Gilroy

Ref	Action	Timescale	Outcomes & benefits	Resource requirements	Identified partners	Target	Lead Member/ Head of Service
			outcome.				
4.11	Implement the single access route to housing (SARTH)	Short term	The project will provide a single waiting list and better housing option advice to ensure applicants are realistic about the housing options available to them.	Officer time	Housing Solutions Finance, Assets & Housing	By December 2016	Cllr Barbara Smith Cllr Hugh Irving Jamie Groves Phil Gilroy
4.12	To monitor and respond to accommodation and support requirements for refugees	Short term	Address and meet requirements for support for refugees	Officer time	Registered Social Landlords Private Rented Sector Landlords	Respond to needs on demand	Cllr Bobby Feeley Phil Gilroy
Theme 5: Promoting and supporting communities							
5.1	To develop a Tenant Engagement Strategy for Council tenants	Short term	Improvements to the approach to engaging Council tenants in decision making and in monitoring performance of the Housing Service	Officer time	Finance, Assets and Housing	By June 2016	Cllr Barbara Smith Jamie Groves
5.2	Develop a strategic asset management plan for the Council's housing stock	Short term	This will prioritise areas of Council housing to be regenerated and funding from the Housing Revenue Account.	Officer time Funding	Finance, Assets and Housing	By May 2016	Cllr Barbara Smith Jamie Groves
5.3	Implement environment toolkit to assist in improving the environment for our tenants	Short term	The toolkit has been developed and is currently being implemented with small projects. The toolkit enables	Officer time	Finance, Assets and Housing Countryside	By April 2016	Cllr Barbara Smith Jamie Groves

Ref	Action	Timescale	Outcomes & benefits	Resource requirements	Identified partners	Target	Lead Member/ Head of Service
			tenants to become involved in improving and maintaining their local environment and contribute to promoting and supporting sustainable communities.		Services		
5.4	Develop a schedule to enhance open space/ play assets within Council stock	Long term	Environmental improvements and on-going maintenance will contribute to promoting and supporting sustainable communities.	Officer time	Finance, Assets and Housing	By October 2018	Cllr Barbara Smith Jamie Groves
5.5	To develop an apprenticeship scheme for property maintenance service	Short term	Maintaining the Council stock now it has reached Welsh Housing Quality Standard is crucial. Many of the current workforce are over 50 and these are needed in terms of developing younger people	Officer time	Finance, Assets and Housing	Appoint 3 apprentices by June 2016	Cllr Barbara Smith Jamie Groves
5.6	Continue working with police, registered social landlords & other partners on focused neighbourhood management in West Rhyl	Short term	Environmental improvements and on-going maintenance through partnership working.	Officer time WG funding	Cooperative West Rhyl Community Land Trust North Wales Housing Pennaf Welsh Government Police	Private rented Sector toolkit by December 2017 Regular partnership meetings with RSLs by	Cllr David Smith Rebecca Maxwell Graham Boase

Ref	Action	Timescale	Outcomes & benefits	Resource requirements	Identified partners	Target	Lead Member/ Head of Service
					Planning and Public Protection	January 2016 Area based pilot project in West Rhyl complete by April 2016	
5.7	Develop individual locality based neighbourhood strategies for areas of Council stock	Medium term	A focussed approach to environmental improvements within the Council's stock.	Officer time	Finance, Assets and Housing	Action plan by December 2016 and local strategies by September 2017	Cllr Barbara Smith Jamie Groves