

Denbighshire County Council Housing Strategy 2016 -2021 Consultation Report



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Consultation Report for the Housing Strategy

Housing Strategy Consultation May 2013 – December 2014

Consultation for the Housing Strategy started on 5th June 2013 at a public consultation event arranged at the Eirianfa Centre in Denbigh. The venue was chosen as it is in a central point in the County, had level access and good parking facilities are available. The event was also supported by the services of a Welsh translator.

The event was held in conjunction with Glyndŵr University, who had been engaged to write the Housing Strategy. At the event, the vision for the Strategy and its proposed three themes of Construction, Consolidation and Communication were first discussed with the public and developed further. A full report on this event was seen by Communities Scrutiny on 4th July 2013.

<https://moderngov.denbighshire.gov.uk/mgChooseDocPack.aspx?ID=4721&LLL=0>

Following the public consultation event a draft version of the Housing Strategy was drawn up and made available for general consultation from 26th September 2013 to 10th February 2014. The Strategy was distributed to the Town & Community Councils, over 60 organisations and individuals were contacted by email and letter advising them of the consultation. Copies of the document were available on request or available digitally through the Denbighshire County Council website. Press announcements were also issued and were picked up by the Daily Post, Denbighshire Free Press & Rhyl Journal.

Survey Monkey was also employed as a digital response to the Housing Strategy which was also publicised through DCC's website, Corporate Facebook and Twitter accounts.

Copies of the Housing Strategy were also provided at the Tenant Resource Centres with tenant organisations briefed on the main elements of the Strategy and its themes.

Three additional public consultation events were held in January 2014 in Wellington Road Community Centre, Rhyl, DVSC Offices in Ruthin and the Maes Pengwern, Tenant Resource Centre in Llangollen. At all these venues the services of a Welsh translator and had level access and parking available nearby.

Response

The main concerns received during the consultation period were:-

- A greater emphasis required in utilising Empty Homes as a housing resource
- Tackling poor quality accommodation and landlords in the Private Rented Sector was seen as a top priority

- The possibility of the Council building more homes was also queried and whether this would be something that could be considered in the future.

Responder	Response	Recommendation
Cllr Colin Hughes	Concerned that there is no specific plan for increasing incomes in deprived wards such as Upper Denbigh	Economic & Community Ambition Strategy 2013 - 2023 is specifically responsible for affecting improvements in Denbighshire's economy. The Housing Strategy feeds into this by enabling development, more jobs are created in the locality, construction etc. Comments noted and no action required
Lindsay Havaland Community Transport Association	Any new developments takes into account ease of access to reflect the higher needs of disabled people in Denbighshire and the ageing population	Sustainability is a key issue when planning applications are considered. This includes aspects such as availability of public transport and Lifetime Homes guidance wherever possible. Comments noted and no action required
Helen Prince DVSC	Not enough information on community engagement in West Rhyl and what DCC are doing about tackling absentee landlords	New theme 5 on Supporting communities gives greater emphasis to this. Theme three address the changes in legislation which require registration of landlords will help to address poor landlord management. Comments noted and amendments made.
Supporting People	Would like it addressed in the Strategy that due to ever shrinking budgets, greater partnership working will be required in order to provide successful outcomes to clients	The final version of the Housing Strategy clearly states that Housing and Housing related support is a Council responsibility, not just that of one department. The monitoring of the strategy will ensure that this aims are achieved, Comments noted and no action required
Tenant Groups	No feedback from what the previous Housing Strategy had achieved, more Council houses should be built and it was felt there was not enough emphasis on the	Page added to the Housing Strategy showing previous achievements and West Rhyl Land Trust work expanded on. Comments noted and amendments made.

	West Rhyl Community Land Trust work	
9 responses received via Survey Monkey questionnaire	Broadly supportive of the Housing Strategy and its aim to increase construction of home building in the County but most wondered how realistically achievable it is.	The Housing Strategy involves all departments across the Council and elements of it will feed into departmental business plan. This in turn will be monitored by Heads of Service, Lead Members and Scrutiny Committees. This will ensure that the Strategy is implemented and achievable. Comments noted and no action required
Planning & Public Protection	Detailed response received regarding a request for more information on Affordable Housing, Empty Homes and feedback that the Communication theme wasn't developed enough and seemed the weakest of the three themes. Typos, abbreviations and grammar mistakes also commented on.	Good points made around the Planning aspect of Housing and the quality of the draft Strategy. Comments noted and amendments made
AONB	Had concerns that any new building in AONB areas would not take into account the topography and existing built materials in the area.	AONB are consulted as part of the planning process, so individual applications are discussed on merit and according to planning policy. Comments noted and no action required

Housing Strategy Consultation February 2015 – December 2015

In December 2014 the Strategic Planning and Housing Strategy departments merged. The restructure of departments led to a refocussing of the Housing Strategy and direct input from the January meeting of the SLT leadership team on the structure and content of the Housing Strategy

Date	Department	Action/Comments	Response	Recommendation
6/2/15	Head of Housing (Paul McGrady)	Preliminary meeting to discuss the Housing Strategy and Housing business plans	Keen to ensure alternative methods of funding affordable housing are researched as part of the Strategy and also to be aware that Housing is not just bricks and mortar	Alternative mechanisms form a key part of theme two and supporting and regenerating communities is the focus of theme five. Comments noted and no action required
27/2/15	Affordable Housing Task & Finish Group – session 7	Final session to agree recommendations of what should be agreed in the affordable housing section of the Housing Strategy	The recommendations from the task and finish group, should be the basis of theme two.	Comments noted and no further action required
17/3/15	Strategic Partnership Board	Seeking input from partner organisations.	Key aspect of the Strategy should be about	Recognised that Housing is not solely the responsibility of the

			partnership working	Council, RSL's & private landlords have a role to play too. This is reflected in the Strategy Comments noted and no further action required
2/4/15	SLT	Update on progress and seek input into the Action plan	Meetings needed with each section head to ensure everyone has input to the Strategy.	Meetings and feedback arranged with departmental managers and relevant staff.
13/4/15	Cabinet briefing	Information meeting advising of key findings of the Affordable Housing Task & Finish Group and the draft Housing Strategy.	Cabinet updated on progress of the Housing Strategy	No action required
14/4/15	Council briefing	Information meeting advising of key findings of the Affordable Housing Task & Finish Group and the draft Housing Strategy. Proposals for future governance suggested.	Council updated on progress of the Housing Strategy	No action required
14/4/15	Community Support Services SLT meeting	Input sought from Community Support Services into the Strategy & Action Plan	Advised direct input needed from departmental managers	Meetings and feedback arranged with departmental managers and relevant staff.
17/4/15	Built Environment Manager - Gareth Roberts	Input sought on Empty Homes, grants and energy efficiency.	Energy efficiency rather than Fuel Poverty as they are separate	Information included throughout the Strategy. Comments noted and amendments made.

			issues. Empty Homes action is not just about providing affordable homes, regeneration of areas is also involved. Greater focus on loans than grants.	
22/4/15	Greenspace Development Officer Heather Battinson-Howard	Input sought on on-going & future projects being carried out within the Neighbourhood Development Team	Environmental Improvement Toolkit has been developed and residents are able to apply for money to fund community development projects	Information included as part of theme five. Comments noted and no further action required
23/4/15	Commissioning & Contracting Officer, Community Support Services. -Jeni Andrews	Input sought on the housing and support issues concerning Community Support Clients. Actions and timelines sought for the Action Plan.	Growing problem with accommodation and work placements for vulnerable adults. Social Services and Well-being (Wales) Act has led to a change in how client	Information included as part of theme three. Comments noted and amendments made.

			focused services are provided	
27/4/15	Public Protection Manager – Emlyn Jones	Input sought on issues affecting Public Protection and actions to be included in the Action Plan.	New landlord licencing scheme to be included along with work around raising standards in poor quality rented accommodation in the County	Information included as part of theme three. Comments noted and amendments made.
29/4/15	RSL's	Development managers meeting where summaries of the Strategy were handed out and input sought from their respective organisations.	Positive feedback on Strategy themes. Queries over whether Council would be building homes soon.	Comments noted and no further action required
5/5/15	Energy Conservation Officer – Martyn Smith	Discussion of actions	Information received on how the Energy Conservation project operates	Information included as part of theme three. Comments noted and amendments made.
6/5/15	Commissioning & Contracting Officer, Community Support Services. -Jeni Andrews Extra Care Sheltered Housing Project Officer - Eileen Woods	Input sought on the housing and support issues concerning Community Support Clients and Extra Care development. Actions and timelines sought for the Action Plan.	Community Services Commissioning Strategy and Position Statement provided. Extra Care needs discussed, also a	Information included as part of theme three. Comments noted and amendments made.

			useful way of accommodating vulnerable adults with older parents	
18/5/15	Lead Members meeting	Themes 1 & 2 discussed and feedback taken	Themes discussed and amendments suggested	Comments noted and amendments made.
26/5/15	Lead Members meeting	Themes 3, 4 & 5 discussed and feedback taken	Themes discussed and amendments suggested	Comments noted and amendments made.
28/5/15	Communities Scrutiny	Update on progress given to Communities Scrutiny committee	Themes discussed and amendments suggested	Comments noted and amendments made.
15/6/15	Lisa Williams – Health & Social development Officer DVSC , Sophie Haworth - Booth – Supporting People , Heidi Gray – Strategic Planning Officer DCC , Liz Green – Principal Health Impact Assessment Development Officer , Delyth W Jones – Principal Public Health Officer, Public Health Wales , Lara Griffiths – Senior Officer Strategic	Health Impact Assessment carried out on the draft Housing Strategy.	Health Impact Assessment carried out on the draft Housing Strategy.	Information included as part of the Strategy. Full report included as Appendix (A) Comments noted and amendments made.

	Planning & Housing, Sophie Howarth-Booth – Supporting People			
15/6/15	Sophie Howarth-Booth – Supporting People	Discussion on current Supporting People projects,	Supporting People Local Commissioning Strategy provided for information for the Strategy	Information included as part of the Strategy. Comments noted and amendments made
16/6/15	Comments received from Business Improvement & Modernisation.	Comments noted	Comments received regarding consistency with abbreviations and terminology. Sustainability of new development with regards not just to energy efficiency but also homes meeting changing future resident needs. Reference made to corporate ABC approach to services and the need to refer to Homes rather Houses.	Information included as part of the Strategy. Much of the comment applies to Planning Policy, i.e. Open Space being provided on new developments etc. Comments noted and amendments made

25/6/15	Paul Mead – Planning Manager Emlyn Jones – Public Protection Manager	Discussion concerning caravan site management and future HMO action for inclusion in the Housing Strategy.	Information provided regarding caravan site enforcement and private rented sector housing standards	Information included as part of the Strategy. Comments noted and amendments made
15/7/15	Catrin Roberts – Strategic Planning & Housing; Welsh Language Champion	Discussion regarding the Welsh Language Impact on the Housing Strategy.	Impact on the Welsh Language Assessment undertaken.	Information included as part of the Strategy. Comments noted and amendments made
30/7/15	Lead Members Meeting	Update on progress of the drafting of the Housing Strategy.	Themes discussed and amendments suggested	Comments noted and amendments made.
17/8/15	Housing Strategy Workshop with Housing, Repairs & Maintenance, Homelessness, Youth Services, Head of Service – Jamie Groves & Cllr B Smith	Half day workshop held with Housing department to gain their input, insight into the issues they are encountering and feel should be addressed.	Workshop facilitated on the Housing Strategy themes and actions.	The majority of comments related to issues covered in the Strategy, but some additional comments were made regarding the wording and focus of theme 5 which have been included as part of the Strategy. Full report included as Appendix (B) Comments noted and amendments made

11/9/15	Senior Officer Housing Solutions (Homelessness) – Stephen Convill	Discussion on Homelessness issues & actions being progressed in light of the Housing (Wales) Act 2014.	Information provided regarding housing solutions work with the private rented sector and proactive work in preventing homelessness	Information included as part of the Strategy. Comments noted and amendments made
22/9/15	Lead Members Meeting	Draft Action Plan discussed	Themes discussed and amendments suggested	Comments noted and amendments made.
6/10/15	Meeting with Group Leaders	Housing Strategy discussed.	Themes discussed and amendments suggested	Comments noted and amendments made.
3/11/15	All Councillors	Cllr Barbara Smith has made a copy of the draft Housing Strategy available on Moderngov and sent a personal email to all councillors inviting comments on the document which could be put forward to Scrutiny Committee for discussion.	No feedback received	No further action required
5/11/15	Communities Scrutiny	Discussion on draft Housing Strategy.	Issues regarding Empty Homes, HMO's, housing waiting lists, hamlet development, Young People, cradle to grave	Comments related to issues covered in the Strategy. Full report in Appendix (C) Comments noted and amendments made

			approach to housing, tenant engagement and partnership working with Housing Associations	
10/11/15	Meeting with Lead Members	Feedback from Communities Scrutiny	Themes discussed and amendments suggested	Comments noted and amendments made.
16/11/15	Meeting with Phil Gilroy, John Sweeney, Gwynfor Griffiths	Input into draft Housing Strategy & Action Plan	Draft Action Plan discussed and amendments suggested	Comments noted and amendments made.
18/11/15	Workshop with SLT members	Input into draft Housing Strategy & Action Plan	Draft Action Plan discussed and amendments suggested	Comments noted and amendments made.

Appendix (A) Health Impact Assessment

Rapid desktop Health Impact Assessment of Draft Housing Strategy

The draft Strategy was Health Impact assessed looking at how the actions in the plan were likely to affect vulnerable groups:

Vulnerable groups considered:

- Children and young people
- Learning disability – specialist
- General population
- Gypsy and travellers – (needs assessment been undertaken)
- Carers
- Asylum seekers
- Transient community
- Domestic abuse – groups affected
- Children’s services – children with learning disabilities
- Homeless people
- Armed forces
- Ex-offenders
- Individuals with chronic conditions
- BME

Groups affected:

- Private landlords and the business sector
- Employees who are carers

Lifestyles

Positives/opportunities	Negatives or unintended consequences/gaps or opportunities	Action:
<p>Allotments – older people and exercise – less falls/intergenerational work which has led to less anti-social behaviour</p> <p>Support individuals to change their current lifestyle choices</p> <p>More disposable income to support healthy living (e.g. fuel poverty)</p> <p>Engagement with communities – provides opportunities for improvement in healthier lifestyles</p> <p>Reduction in potential harmful behaviours on developing sites eg HWB</p> <p>Less illness – access to NHS services</p> <p>Better school attainment</p> <p>Additional Licensing Scheme in place</p>	<p>Publicity – try and ensure that more of this is shared</p> <p>Accessibility of house – individuals unable to get around</p> <p>Heat or eat.</p>	<p>Look at good practice from elsewhere re: publicity</p> <p>DFG – scope?</p> <p>Maximise energy efficiency funding available – targeting individual households most in need</p>

Social and community influences

Positives/opportunities	Negatives or unintended consequences/gaps or opportunities	Action:
<p>Promotes social inclusion</p> <p>Individuals getting to know their neighbours and feeling a sense of belonging</p>	<p>House sharing – for anyone... a potential opportunity – e.g. Llangollen – card in window.</p> <p>Supporting individuals to stay in their own homes but in rural areas there is a reduction in facilities and services – may lead to social</p>	<p>Explore House sharing</p> <p>Linking in with ABCD (corporate work)/Community Led conversations (Social Services) project which is</p>

<p>Reduction in perception of fear of crime and disorder Building neighbourhoods - influence where this is social housing Welsh language</p>	<p>isolation and sense of community – How can Housing department facilitate this with other departments and facilities? How does this strategy influence the larger developments e.g. Bodelwyddan. How can we influence on some of our larger estates – e.g. Myddleton Park... - ? facilitate open forums and conversations Potential to include the requirement for community cohesiveness, sense of place, neighbourhood... in brief for developers of large sites... Place planning a potential – start with the community/ ?links with Town and Area Plans</p>	<p>been led by DVSC on behalf of Wellbeing Plan Delivery plan will influence new developments Addressing isolation on larger estates – community cohesion – could adopt ABCD approach and links with Ageing Well strategy... Place planning – further discussion on this issue in Authority</p>
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Living and environmental conditions affecting health

Positives/opportunities	Negatives or unintended consequences/gaps or opportunities	Action:
<p>Less illness – less access to NHS Improved housing standards – contribute to improved health Energy efficiency work – impact on all on lower incomes Individuals who live in caravans – will be identified and supported to secure a permanent dwelling Lifetime homes - supports specific groups with disability – e.g. wheel chair access etc. Lifetime homes - reduction in care home access Empty homes strategy – reduces eyesores Ageing Well plan – supports this work</p>	<p>Maintaining achieved quality standard of WHQS (covered) Adaptations – e.g. wheel chair access more of a challenge in private rented sector market for accessible properties – no evidence available to support this held centrally Landlords selling property if standards are enforced, may lead to abandoned property Welsh Agent and Landlord Licensing Schemes – potential reduction in stock available to rent</p>	<p>Build relationships with private landlords Promotion of WALLS to current landlords – SARTH project could take forward Strategy to be developed to address needs of caravan occupants</p>

Theme 5 supports this priority Accessibility a norm as they are built – conform with life time homes if built by DCC	Impact on local economy of individuals from caravan parks who may need to move owing to new DCC approach – displacement and where they go. Will have an impact on those on lower income	
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Economic Conditions affecting health

Positives/opportunities	Negatives or unintended consequences/gaps or opportunities	Action
Local jobs for local people – apprenticeships Local affordable housing more disposable income – local growth May encourage individuals into work	Limiting household income – 23K benefit cap - Bedroom tax – support to date for individuals to remain in property – outlook is that this will change in the future and could lead to homelessness	Continued monitoring of situation

Access and quality of services

Positives/opportunities	Negatives or unintended consequences/gaps or opportunities	Action
Actively facilitating creation of housing in rural areas Home Buy scheme – deposit provided –rural areas/veterans/current social tenancy/specialist needs Mechanisms for conversations with partners specifically on local services e.g. health/schools – large developments Apprenticeships Links with Digital Denbighshire	Lack of access to transport could have an impact on the more rural areas Infrastructure Plan – needs to be highlighted Single Access Route to Housing – implementation required early 2016	Infrastructure Plan – needs to be referenced in introduction Single Access Route to Housing – implementation required early 2016 Reflect work undertaken by Supporting People on Domestic Violence

Macro-economic, environmental and sustainability factors

Positives/opportunities	Negatives or unintended consequences/gaps or opportunities	Action
Strategic equality plan – supports Economic development in the county Apprenticeships Creates jobs Reduced density housing/green spaces increased - Rhyl	Registration Welfare reform – benefit cap Needs more reference in the first section to Wellbeing plan etc. – integration into themes Environmental changes/climate change needs referenced Sensitive – AONBs/SSSIs/flood risk	Reference in the Strategy to the environmental changes and sensitive as above

Appendix (B) Housing Strategy Workshop 17/8/15

Introduction

On August 17th 2015, a Housing Strategy workshop was held at the Pavilion Theatre in Rhyl, to give housing staff an opportunity to comment and influence the Housing Strategy which is currently in development.

Methodology

All members of the department were invited and 34 people attended on the day. The workshop was independently facilitated by Sian Owen, and everyone was encouraged to make a contribution. Participants were divided into 5 groups with experience from all aspects of Housing reflected in the groups. The five themes of the Strategy were discussed by each group, with comments being captured in the form of 'post-its' on flipchart paper for each theme; each theme was passed around each group for input. There was a final session which collated the main comments that had come out of the session and any additional feedback, which the staff felt was important.

This report summarises the comments and input received on the day and how the information will be used to inform the Housing Strategy.

Theme One: More Homes to Meet Local Need & Demand

No.	Comment	Response
1	Shortage of available Denbighshire owned land.	Review of all public land holdings in Denbighshire. (HS - Theme 2, Page. 35)
2	Do we consider the need / demand with the welfare reform?	The change in housing needs due to the impact of Welfare Reform is addressed in (HS - Theme 4, Page. 43)
3	In rural stock, there are issues with employment and transport.	The Economic & Community Ambition Strategy deals with DCC's approach to this and is referenced throughout the Strategy (HS - Local Context. Page 14, Underlying Principles Page.18 & Theme 1. Page 20. Appendix (ii) Key Local Plans & Strategies. Page 98)

4	Too similar to the “Affordable Homes theme” – same issues.	Justification- although many key issues overlap, there is a key focus on delivering more affordable homes in DCC and so has been included as a separate theme. (HS - Underlying Principles Page. 17)
5	There is a stigma associated with social/affordable housing.	Recognised as a barrier to affordable housing (HS Theme 2, Page 31). Comment noted as an issue for social housing.
6	Is local need assessed against demand in the correct way?	Housing Need is assessed and monitored on a two-yearly basis, through the Local Housing Market Assessment (LHMA). This is a statutory requirement by WG and follows a set methodology to compile it. (HS-Theme 1, Page 20, 22 & 26)
7	Review DCC garage sites.	The review of public land holdings, council land and property assets will include reviewing garage sites (HS - Theme 2: Page 35)
8	Denbighshire are breaking the law by not providing a provision for Gypsies and Travellers.	The Gypsy & Traveller Accommodation Needs Assessment is currently being undertaken as the previous one is now outdated. Action/inclusion on its findings will be taken by DCC and forms part of the Strategy (HS -Theme 1. Page 25)
9	The demand for Council housing is strong.	Affordable Housing includes Council Housing and options to increase stock are being investigated and form part of the Strategy (HS - Theme 2, Page 33) Prioritisation for allocation of Council Housing has been dealt with under the SARTH project which is due to be implemented in 2016 and forms part of the HS (HS - Theme 4. Page 54)
10	There is a lack of one and four bedroom properties in current stock.	The LHMA shows evidence for smaller properties across Denbighshire due partly because of the change in demographic; lots of smaller households emerging and Welfare Reform effects. The study has not found any need for larger properties and actually states there is an oversupply of larger properties in Denbighshire. This is consistent with previous independent surveys carried out by Glyndwr University. (HS Theme 1. Page 22)

11	There is currently only one empty homes officer (x2)	Only one Empty Homes Officer employed by DCC but there is also an Empty Homes Officer employed by North Wales Housing who works closely with the DCC officer and Strategic Planning & Housing. Referred to in the Strategy (HS Theme 1. Page 24/ Theme 5. Page 60)
12	Home/tenancy for life guarantee – Denbighshire	Comments noted- issue for business plan for housing? Or vision for housing? With limited resources difficult to meet this commitment.
13	CPO's should be utilised more often	Compulsory Purchase Orders are part of an LA's arsenal in dealing with problematic properties, however they are costly and a very lengthy process and should only be undertaken as a last resort, if there are health & safety or other significant considerations.
14	Good management	Unclear of the relevance of this comment to the theme
15	Nimbyism	New homes are needed across the county, the 5 year land supply identified in the Local Development Plan (LDP, consulted on and identified where these properties could be built. Development Briefs are being drawn up for larger sites, in which the local people have an opportunity to feed into the planning process (HS - Theme 1. Page 23)
16	Re-classification of sheltered housing. (Supported Independent Living – SIL)	There is a review of SIL accommodation and support planned as part of the Strategy (HS -Theme 4. Page 56)
17	Re-classification opens up right to buy issues (could lose this stock)	WG have introduced restrictions on the discounts available for RTB and in the next parliament are planning legislation to rescind RTB altogether in social stock (HS - Theme 2: Page 33)
18	Security of tenure	See point 12
19	Empty homes officer to work more with the PRS- (Housing Solutions) team	Empty Homes work is limited by engagement of householders, so choice of housing is restricted, but the department works with Strategic Housing & Planning to identify the most suitable properties. Properties which are rented out through the loan scheme are rented via an RSL. (HS - Theme 1. Page 25)

20	Analysis of waiting lists required.	Operational issue - The introduction of SARTH will help address this. Also each year a whole county list is compiled, which is used strategically by Strategic Housing & Planning
21	There is a lack of re-designation of DCC stock	See response to point 16 and review of council assets in point 7
22	Redevelop existing types of properties into new homes - using the existing footprint.	This approach is being looked at as part of the options now open due to the change in the HRA subsidy system (HS- Theme 5. Page 62)
23	Offer incentives for moving into more suitable accommodation.	Operational issue - Incentives and management moves are currently possible under existing departmental processes, better promotion to tenants?
24	Guaranteed rents for empty homes brought back into use.	Operational issue- Is there budget available for paying for 'void' periods?
25	7500 new homes planned	Local Development Plan has identified that 7500 homes need to be built in Denbighshire during the period 2006-2021 referenced in: (HS - Theme 1. Page 23)
26	Break down of stereo typical views of Gypsies and Travellers to facilitate and ease development. How will a site be acquired in absence of finance - if Denbighshire do not own land to make	Decisions regarding the provision of a Gypsy & Traveller site will be made once the outcome of the Accommodation Needs Assessment is known. (HS Theme 1 Page 25)

	available – private finance?	
27	We need to look at and include within this temporary accommodation for homeless people that is good standard and affordable	Accommodation for people affected by homelessness is dealt with comprehensively in (HS Theme 4. Page 51- 53)

Theme Two: Creating a Supply of Affordable Notes

Comment	Response
Develop shared living options, intensive investigations mean increased costs	Shared living arrangements are currently being investigated. (HS Theme 4, Page 52). Not sure what second part of the sentence relates to?
Is home share a possibility?	(HS Theme 4, Page 52)
Discussion with options to sustain tenancy / offer other solutions at the application stage	The introduction of SARTH will introduce the practice of giving relevant housing options information at the time of applying to go onto the housing waiting list. (HS Theme 4, Page 55)
There is a big difference in the look of affordable homes compared to more expensive properties on a new build estate – e.g. 10 x 5 bed houses and 2 x 2 bed semi-detached houses.	Comments noted - the LHMA gives us information on the kind of affordable houses that are required, developers build out to make the most profit, however increased efforts are being made at planning stage to influence the developer’s plans when building out sites.

Bring in incentives for people to give up social housing to purchase	The affordable housing Homebuy scheme prioritises social housing tenants, for this reason. Affordable Housing Schemes will be promoted and marketed as part of this Strategy (HS Theme 2, Page 34)
More shared ownership / low cost home ownership initiatives developed by RSLs with private finance?	Through the change in HRA financing this is now something the Council will also be able to do. (HS Theme 2, Page 31)
DCC – adopt shared ownership 30/40 plus assisted home purchase	Affordable Housing schemes already have assisted ownership schemes. (HS Theme 2, Page 31)
It is vital to assess the demand and housing need	Local Housing Market Assessment does this. (HS-Theme 1, Page 20, 22 & 26)
Is there a need for attracting large scale institutional investment to expand the range and options within the Private Rented Sector	Comments noted and have been passed onto the relevant departmental staff for further action/inclusion.
Communal flats and young families require support	Supporting people programme provides a tenancy support service for a diverse range of people. Additional support may be sourced through Housing Services, through tenant liaison, neighbourhood development and neighbourhood officers. (HS Theme 4, Page 49)
There is an identified need, but there is a lack of single person accommodation for younger people.	(HS Theme 4, Page 52)
It is vital to work with others throughout the process	The action points in the Housing Strategy fall under several different departments and external partners such as RSL's.

Need to proactively market affordable housing – people are unaware of it	Addressed in the Strategy. (HS Theme 2, Page 31)
Develop or redevelop existing stock to meet the need – Stock across the Council, not just housing	Addressed in the Strategy (HS Theme 5, page 62) Query over what is meant by stock across the council- not just housing?
Don't allow owner occupiers with substantial equity to be allocated social housing and use the owned property as a cash cow	Current allocations policy and the new policy proposed under SARTH are based on housing need. If the current property is unsuitable for someone and they have a high housing need then we have a statutory duty to address that. Current UK legislation would not allow us to put a second charge on someone's home or force them to sell in these circumstances. (HS Theme 4, Page 55)
Employment makes homes and living affordable	Neighbourhood development is investigating opportunities to give tenants work skills by working with different delivery partners. (Operational issue in Housing) Generally in the County stimulating employment and the economy falls under the Economic & Community Ambition Strategy.
Define affordable – is it really affordable	Affordable housing rent/sale price is calculated by using median point of local incomes and local market data. The affordable housing definition has been approved by Council and is based on the definition set down by Welsh Government. (HS Theme 2, page 27)
There is a lack of knowledge as to who lives in our properties and if the housing stock is being used appropriately	Operational issue regarding tenant and stock profiling, now part of Housing's business plan.
Tenants require support to manage their money	Supporting people programme provides a tenancy support service for a diverse range of people. Additional support may be sourced through Housing Services, through tenant liaison, neighbourhood development, income officers and neighbourhood officers. (HS Theme 4, Page 49)

There is a lack of suitable land in appropriate places	DCC is asset poor in relation to suitable housing land but the review of public land holdings, council land and property assets may discover some suitable sites. (HS - Theme 2: Page 35)
Corporate land mapping is vital and up to date information is required.	DCC is asset poor in relation to suitable housing land but the review of public land holdings, council land and property assets may discover some suitable sites. (HS - Theme 2: Page 35)
Houses are allocated by need not by what they want, a more balanced approach is needed	Operational issue - Housing is a very scarce resource and unfortunately opportunities for giving choices are very limited.
Buy into shared home ownership	Through the change in HRA financing this is now something the Council will also be able to do. (HS Theme 2, Page 31)
DCC buy properties and have shared ownership with people wishing to purchase a property (as mortgages are more affordable than rent) and is “affordable” with no deposit. DCC will not lose the money as the property is jointly owned	Through the change in HRA financing this is now something the Council will also be able to do. (HS Theme 2, Page 31)
There is a concern that some private landlords will not take vulnerable tenants and a lack of support is available	Private landlords generally are in business to make a profit. Work from the Housing Choices team with landlords has been on-going to see what inducements can be offered to encourage landlords to take on more difficult/vulnerable tenants. (HS Theme 4, Page 52).
DCC could look into the opportunity for co-housing / shared housing e.g. using a three bed property for three single people	Addressed in the Strategy, with regards to council stock this could be an operational opportunity (HS Theme 4, Page 52).

Incentive schemes / social letting agencies – support for private landlords needed	Addressed in the strategy (HS Theme 4, Page 52).
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Theme Three: Ensuring Safe & Healthy Homes

Comment	Response
The first outcome should be modified to read ‘Council and housing association accommodations is brought up to Welsh Housing Quality Standards and maintained ’	Comments noted and have been passed onto the relevant departmental staff for further action/inclusion.
How will the WHQS be maintained	Addressed in the Strategy (HS Theme 3, page 36)
What are WHQS’s, are they English	Welsh Housing Quality Standards – no, they are not English (HS Theme 3, page 36)
Safe and Healthy homes are more than just bricks and mortar and extends to the surrounding area	Regeneration programme and Eyesore sites project works extensively working on affecting neighbourhoods through development. There are also local safety groups which Housing personnel contribute to (HS Theme 3, page 39 & Theme 5, page 62)
Pressure on enforcement to visit all PRS properties	The private rented sector makes up 16% of the accommodation available in Denbighshire. This would be in excess of 6384 properties to be visited and not feasible with staffing levels and data about rental properties known at this time. The introduction of the Landlord registration will help to focus work in this area. (HS Theme, page 37)
Engagement is needed from all tenures	Neighbourhood development & RSL’s are working across all tenures. (HS Theme 5, page 51)

What is the point of the fuel poverty database, action is needed to be more clear and focused	Fuel poverty database forms part of the overall fuel poverty strategy which is monitored by corporate. Without establishing a baseline work can't be targeted where it is needed most. (HS Theme 3, page 40)
Landlords will be lost, which will affect supply	Private landlords generally are in business to make a profit. Work from the Housing Choices team with landlords has been on-going to see what inducements can be offered to encourage landlords to take on more difficult/vulnerable tenants. (HS Theme 4, Page 52).
Housing could provide advice to private landlords on what WHQS are and what is expected from us by Welsh Government.	WHQs are only applicable to the public sector. Private sector housing falls under the HHSRS – Housing Health & Safety Regulatory System. The introduction of the Landlord Registration Scheme will assist in enforcing standards. (HS Theme 3, page 38)
Homes should fit individual needs to help them feel safe	Operational issue - Allocations process review for social housing? Adaptions grants and loans are available for the private sector (HS Theme 3, page 39)
Mapping and enforcement is required of holiday parks and their licences	Addressed in the Strategy (HS Theme 3, page 41)
Departments need to share data and information	Issues about sharing relevant data- Data Protection Act. Information can only be collected for a specific purpose and shared with permission from the persons concerned. However, the legal department recently ran a course explaining what data could be shared and will answer any queries on this.
Multi agency working needs to be improved, both internal and external	Comments noted and have been passed onto the relevant departmental staff for further action/inclusion.
Look at life time homes and approach new developments	All new social housing already incorporates the lifetime homes guidance as part of the requirements under Design Quality Regulations, required by WG. Not enforceable for open market housing, although the space standards we have for properties are very generous. (HS Theme 3, page 39)

How will standards be streamlined across all tenures	Design standards are monitored in the planning stages of developments (HS Theme 3, page 39)
A whole area approach is required from housing officers on estates – not just council stock	Redevelopment of council estates will be following a full review and this will be taken account of (HS Theme 5, page 62)
Open space should be provided where necessary / needed	Open Space provision/contribution is a requirement at the planning stage of all developments and is calculated according to national policy
Procurement on a larger scale should be open to the private sector	Procurement is controlled by UK/WG legislation. Project on-going within the Council to review our processes
Registered landlords “healthy homes” Good practice in Liverpool	Healthy Homes scheme is very similar to the ‘Prevention of Falls within the Home’ multi-agency project currently being piloted in Denbighshire (HS Theme 4, page 47)
Housing solutions team already underway on developing PRS action plan to prevent homelessness. If developing wider PRS action plan should link up to this. Housing solutions with WG grant has invested in “lets help you”	Comments noted – Amendments made following input from Housing Solutions (Stephen Convill/John Sweeney).
Parking and lighting needs to be improved	‘Safer by design’ are addressed in planning stage for new developments on older council housing type estates, we are restricted due to dwelling density and layout, but redevelopment of areas will take this into account. (HS Theme 5, page 62)
There should be a whole council approach	Comments noted and have been passed onto the relevant departmental staff for further action/inclusion.

(environmental health etc.), not just housing	
Better / improved housing enforcement orders are needed	Clarification needed from poster, what do you think is wrong with the system/department now?
PRS to have a housing standard	HHSRS system exists for the PRS; anything more would require legislative change.
Charge for service to PRS	Comments noted- what services are proposed?
Look at what is being undertaken by housing solutions with PRS	Comments noted - Input required from Housing Solutions (Stephen Convill/John Sweeney) on what their plans are and how other departments can assist.
There is the option of housing to supply temporary accommodation for better standards than PRS etc.	Accommodation for people affected by homelessness is dealt with comprehensively in (HS Theme 4. Page 51- 53)
Support landlords in the PRS with new WAG registration and regulations	Operational issue for Enforcement department, comments noted to check for actions surrounding this
All new PRS properties to be inspected by enforcement	The private rented sector makes up 16% of the accommodation available in Denbighshire. This would be in excess of 6384 properties to be visited and not feasible with staffing levels and data about rental properties known at this time. The introduction of the Landlord registration will help to focus work in this area. (HS Theme, page 37)

Theme Four: Homes & Support for Vulnerable People

Comments	Response
Homes must be affordable and have easy access, how	Social and Intermediate Housing are the most affordable types of housing rents are the lowest available and can offer advice and support is offered through the landlord

to access support – money, home help etc.	function. Private Rented Sector tenants and Owner Occupiers can approach the Council directly or advocates such as CAB to receive signposting regarding advice and support issues
Joined up working with other departments and agencies is required.	Comments noted and have been passed onto the relevant departmental staff for further action/inclusion.
Need to engage with vulnerable people – how can we do this? Sometimes people don't want to engage with us because we are the 'Council'	Comments noted and have been passed onto the relevant departmental staff for further action/inclusion.
There are different types of engagement	Comments noted and have been passed onto the relevant departmental staff for further action/inclusion.
Housing solutions are already working on Social Letting Agency Development (Let Me Help You investment)	Comments noted - Input required from Housing Solutions (Stephen Convill/John Sweeney) on what their plans are and how other departments can assist.
We need to support and educate people in SIL to assist with independence	There is a range of housing accommodation options for older people. Community Support Services have been adapting their services in line with the principles in the Social Services & Well-being Act 2014 and have introduced a greater focus of Independence, reablement and Choice for older and vulnerable people. (HS Theme 4, page 44)
We need to make links to the financial inclusion agenda and digital inclusion issues.	Operational issue – Neighbourhood development are active in this area. Financial Inclusion training has been undertaken by all frontline staff and the principles should be incorporated in aspects of the day-to-day job. Digital Inclusion is being progressed on a strategic level through the Economic & Community Ambition Strategy. (HS Theme 5, page 58 & Theme 4, page 50)

Too quick to label people as older (x2)	To take action strategically for specific problems or issues it is necessary to use recognised demographic profiling terms. The Strategy demonstrates that we are aware that no 'one size fits all approach' can be used with any section of society. (HS Theme 1, page 22)
Extra care where?	Suitable sites are still being sought (HS Theme 4, page 46)
There need to be flexible county boundaries and types of accommodation	Collaborative working with other authorities and third party organisations is undertaken wherever possible as part of the Modernising Government programme (Corporate Plan). Flexible types of accommodation (HS Theme 4, page 51)
All themes on page cross generations.	It is recognised that the themes cut across all demographics, the themes relate to the focus of work to achieve the goals.
Use existing hard to let stock to support homeless people including support networks	Operational issue- has been approached before and not been successful, comments noted and passed onto housing managers to review.
Long term support is needed for sustainable tenancy, not just short term for 6 weeks etc. Stop repeat homelessness.	Supporting people programme provides a tenancy support service for a diverse range of people. Additional support may be sourced through Housing Services, through tenant liaison, neighbourhood development, income officers and neighbourhood officers. (HS Theme 4, Page 49)
Support is needed, not hand holding and reliance	Supporting people programme provides a tenancy support service for a diverse range of people. Individual support plans are made for each client to reflect support need. Additional support may be sourced through Housing Services, through tenant liaison, neighbourhood development, income officers and neighbourhood officers. (HS Theme 4, Page 49)
Existing infrastructure e.g. schools and employment	New housing development is required to make contributions to education, health and open space facilities. Whilst other public services review their own provision for suitability and sustainability, i.e.: Llangollen community hospital has been closed but a new health centre has been built to replace it.
Should we work more with vulnerable 'target' groups in	Comments noted and have been passed onto the relevant departmental staff for further action/inclusion.

the community / housing etc.	
Cross county approach to development is requires, residents in the South of the County feel more isolated	Comments noted , however housing development is led by the private sector so tends to be where most viable. Steps being taken by Strategic Housing & Planning to stimulate development countywide. (HS Theme 1, page 23)
SARTH / simplification of the application process for all social housing is vital. *ADOPT* Single allocation policy already approved by Cabinet at DCC	Operational issue - SARTH requires additional ICT and extra staffing resources to implement it (HS Theme 4, page 54)
SARTH early 2016?	Operational issue - SARTH requires additional ICT and extra staffing resources to implement it (HS Theme 4, page 54)
There is discrimination from the wider community towards people with certain needs.	Equalities issues underpin everything we do in the council, and we support any attempts to further the agenda for this important principle. Supporting people programme provides a tenancy support service for a diverse range of people. Individual support plans are made for each client to reflect support need. Additional support may be sourced through Community Support Services, Housing Services, through tenant liaison, neighbourhood development, income officers and neighbourhood officers. (HS Theme 4, Page 49)
Vulnerable people have complex needs	Supporting people programme provides a tenancy support service for a diverse range of people. Individual support plans are made for each client to reflect support need. Additional support may be sourced through Community Support Services, Housing Services, through tenant liaison, neighbourhood development, income officers and neighbourhood officers. (HS Theme 4, Page 49)
People with learning disabilities require supported accommodation	Specific housing opportunities are sourced with RSL's and third party organisations as detailed in (HS Theme 4, page 47) Supporting people programme provides a tenancy support service for a diverse range of people. Individual support plans are made for

	each client to reflect support need. Additional support may be sourced through Community Support Services, Housing Services, through tenant liaison, neighbourhood development, income officers and neighbourhood officers. (HS Theme 4, Page 49)
There should be trigger points for procurement and group working should be encouraged. There should be better communication between DCC departments	Procurement is controlled by UK/WG legislation. Project on-going within the Council to review our processes
Youth services should be involved regarding 'community engagement' for youths and families.	Comments noted and have been passed onto the relevant departmental staff for further action/inclusion.
Multiply support agencies need to work together to support residents.	Supporting people programme provides a tenancy support service for a diverse range of people. Individual support plans are made for each client to reflect support need. Support is delivered through a variety of agencies dependent on the lead need. Additional support may be sourced through Community Support Services, Housing Services, through tenant liaison, neighbourhood development, income officers and neighbourhood officers. (HS Theme 4, Page 49)

Theme Five: Promoting & Supporting Communities

Comments	Response
Should the name of the theme be changed to Housing's role in promoting and supporting to build resilience?	Comments noted and have been passed onto the relevant departmental staff. Name of theme changed to reflect comments

Training and support needs to be right and sustainable.	Supporting people programme provides a tenancy support service for a diverse range of people. Individual support plans are made for each client to reflect support need. Support is delivered through a variety of agencies dependent on the lead need. Additional support may be sourced through Community Support Services, Housing Services, through tenant liaison, neighbourhood development, income officers and neighbourhood officers. (HS Theme 4, Page 49)
Rural communities need access to transport for work (subsidised)	Infrastructure and sustainability falls under the Economic & Community Ambition Strategy, but it is considered as part of the planning process for all new build developments particularly in rural areas.
Private landlords need to be engaged as community partners and players.	Comments noted and have been passed onto the relevant departmental staff for further action/inclusion.
Buy in needed from all of DCC to support project	Which project? If this is the Housing Strategy, all departments have helped develop it and have action/inclusions in their business plans to enable it.
Profiling together with Youth Service	Comments noted and have been passed onto the relevant departmental staff for further action/inclusion.
Luncheon Clubs, Fun days?	Comments noted and have been passed onto the relevant departmental staff for further action/inclusion.
Partnership working with registered social landlords.	Affordable housing development is currently undertaken strategically with RSL's but community development work needs to be more collaborative. - Comments noted and have been passed onto the relevant departmental staff for further action/inclusion.
Raise aspirations. Work to change people's perceptions of the council and support, train and educate to make better places.	Comments noted and have been passed onto the relevant departmental staff for further action/inclusion.
Spend money improving gardens and historical un-	Small scale environmental improvements are being carried out in conjunction with the Neighbourhood Community Development section, which includes a green space officer. Land has already been repurposed (HS Theme 5, page 62)

useable outdoor space when let.	
Develop an integrated community.	Addressed in the strategy (HS Theme 5)
Don't think of just tenants, think of the families too.	Comments noted and have been passed onto the relevant departmental staff for further action/inclusion.
Engage the community in what they need/want to improve this life experience e.g. through 'people to people' present part of the well-being plan.	Addressed in the strategy (HS Theme 5)
Create a partnership with empty homes officers.	Comments noted and have been passed onto the relevant departmental staff for further action/inclusion.
Explore external funding opportunities, not just HRA - Improvement grants etc. No longer have traditional council estates, most are 60/40 split. Need to change approach.	Through the change in HRA financing this is now something the Council will also be able to do. (HS Theme 2, Page 31)
RSLs and other Landlords to maintain properties.	RSL's are required to meet and maintain properties to WHQs. Private sector housing falls under the HHSRS - Housing Health & Safety Regulatory System. The introduction of the Landlord Registration Scheme will assist in enforcing standards. (HS Theme 3, page 38)
Effective private renting strategy. Both landlords and tenants to mitigate business risk / provide more stability and reduce turnover.	Comments noted - Input required from Housing Solutions (Stephen Convill/John Sweeney) on what their plans are and how other departments can assist.

Engage the community - young and old.	Addressed in the strategy (HS Theme 5, page 60)
Buy back former RTB properties on open market	Through the change in HRA financing this is now something the Council will also be able to do. (HS Theme 2, Page 31)
Link the corporate ABCD approach and people to people initiative.	Comments noted and have been passed onto the relevant departmental staff for further action/inclusion.
Use volunteering strategy to help people in community contribute towards community well-being.	Addressed in the strategy (HS Theme 5, page 57)
Utilise community centres better - youth education and life skills.	Addressed in the strategy (HS Theme 5, page 60)
Use resource centres and youth services to lead on activities in community areas.	Comments noted and have been passed onto the relevant departmental staff for further action/inclusion.
More joined up working and initiatives.	Comments noted and have been passed onto the relevant departmental staff for further action/inclusion.
More effective NHS hospital discharge planning for homeless patients.	Comments noted - Input required from Housing Solutions (Stephen Convill/John Sweeney) on how their plans to work with the NHS have progressed, on-going project.
Tenant liaison must include the wider community	Addressed in the strategy (HS Theme 5, page 57)
Get people from the community to work on projects to gain skills for work opportunities	Addressed in the strategy (HS Theme 5, page 57)

What does an estate need to support community, all services, shops, nursery, and transport – not just houses?	New housing development is required to make contributions to education, health and open space facilities. Whilst other public services review their own provision for suitability and sustainability, i.e.: Llangollen community hospital has been closed but a new health centre has been built to replace it.
Housing services to be part of the community profiling in order to understand what resources are in communities: people, buildings, community assets.	Comments noted and have been passed onto the relevant departmental staff for further action/inclusion.
Develop young people’s engagement in community as part of the housing strategy – education	Comments noted and have been passed onto the relevant departmental staff for further action/inclusion.
Conversional re-designation of sheltered accommodation – extra care light.	There is a review of SIL accommodation and support planned as part of the Strategy (HS –Theme 4. Page 56)
Emotional and psychological ‘buy in’ thus feeling well connected.	Community Development work aims to achieve this (HS Theme 5, page 57)
Lack of engagement with the NHS in respect of enablement.	Comments noted - Input required from Housing Solutions/SIL (John Sweeney) on how the plans to work with the NHS have progressed, on-going project.

The workshop developed several ideas which have been incorporated in the Strategy

Appendix (C) Draft Housing Strategy discussion at Communities Scrutiny – 5th November 2015

The Lead Member for Modernisation and Housing introduced the Strategic Housing and Planning Manager's report and presented the Council's Draft Housing Strategy and associated Delivery Plan for members' observations, prior to its presentation to the Lead Members' Steering Group the following week. The Strategy, which would support the delivery of a number of the Council's Corporate Priorities, would be presented to County Council in December 2015 for approval and adoption. The progress in delivering a number of the Strategy's actions would also likely feature in the Wales Audit Office's (WAO) Corporate Assessment of Denbighshire County Council, due to take place in the autumn of 2016.

During the discussion on the Strategy and Delivery Plan members raised the following points:

- more stringent enforcement of planning and licensing conditions in relation to holiday caravans sites in the county, as proposed in the earlier report on the Committee's business agenda on 'Better Regulation of Caravans Sites Project', could potentially impact on the Housing Strategy's proposed delivery plan;
- now that the Council had voluntarily withdrawn from the Welsh Government's (WG) Housing Revenue Account (HRA) arrangements it would be expected to utilise the former HRA monies for the purpose of house building. These new arrangements provided the Council with opportunities to maximise the benefits from the utilisation of the former HRA monies ;
- the restrictions of the current Hamlets Policy were highlighted i.e. the fact that some hamlets did not want affordable housing as there were no employment prospects or local services available to attract people who needed affordable housing in those areas – no local schools or bus services. This was further underlined by the fact that three local housing associations that had been approached by a landowner with a view to developing on land in an area which was within the Local Development Plan (LDP) had refused the offer on the grounds that they would not be able to deliver any development on it due to the constraints of the Hamlets Policy;

- the availability and use of Council owned land also needed to be included in the Strategy's delivery plan;
- the need to ensure that the Council Housing waiting list was up to date, and the numbers waiting for council housing was regularly checked and verified. There was also a need to make sure that the Council's Affordable Housing register was current and to promote it across the county;
- The Lead Officer - Community Housing was asked to consider keeping the housing 'walkabouts' at which local members accompanied housing officers visiting housing estates, as councillors were of the view that these were beneficial and useful

Responding to members' points the Lead Member for Modernisation and Housing and officers outlined the aims of each of the five themes in the Strategy and explained the how each theme complemented each other. They advised that:

- the constraints of the Hamlets Policy had been discussed by the Steering Group and action 1.5 of the Strategy's Delivery Plan for 2015 - 2020 was aimed at addressing the difficulties caused by the Hamlets Policy;
- Council owned land would be discussed as part of the actions to deliver the Delivery Plan once the Strategy had been approved and adopted by County Council,. The actions in the Delivery Plan would be incorporated into each Service's business plans;
- with respect to the Council Housing list there were circa 3K applicants on the list at present, the current validity of these figures were checked on a regular basis, but it was an onerous and time consuming process as it had to be undertaken manually;
- there were also other people in the communities who would not register for council housing as there was not any such housing available to them in the areas they wanted to reside. The same was true of the Affordable Housing list. Reference was made to work underway with Llandyrnog Community Council with a view to promoting the

Affordable Housing list in that particular area. This was also a manual time consuming process. The Lead Member emphasised that local elected members had a role to play in promoting the availability of this list in their areas and the benefits to all concerned from promoting the list's existence;

- they synergy between the five different themes in the Housing Strategy were outlined and the need for effective cross-service and cross-sector work in order to realise the Strategy's outcomes;
- work was required in a bid to understand why developers were still reluctant to come forward to develop sites already identified under the LDP – whether there were any underlying economic or other factors contributing to this reluctance;
- the WAO was keen to know whether the Council was putting sufficient pressure on Registered Social Landlords (RSLs) to develop affordable housing. It was also enquiring regarding the Council's intentions for its HRA monies;
- there was a need to secure the development of appropriate housing for residents, to meet all vulnerable individuals' needs;
- confirmed that the well-established Tenants Forum was still operating and there was a good level of tenant engagement with the Council. However, there was always scope for improvement. Generally tenant dissatisfaction seemed to stem from very local issues;
- there may be a need to review Theme 5 of the Strategy, 'Sustainable Communities', with a view to strengthening it with respect to dealing with anti-social behaviour (ASBO);
- the Council's Corporate Executive Team (CET) were currently exploring governance options for the Strategy's delivery. The preference was not to have a Board oversee it. There would definitely be a role for scrutiny in monitoring the Strategy's delivery, in particular with respect to the delivery of the expected outcomes.

Members acknowledged that all councillors had been given ample opportunity to contribute towards the draft strategy. They would also have an important role in ensuring its delivery. With a view to initiating the monitoring of the

Strategy's outcomes once adopted members agreed to seek advice from the Head of Business Improvement and Modernisation on the most appropriate time for commencing the monitoring role, having regard to the forthcoming Corporate Assessment.

The Strategy would give the Council an opportunity to develop the full range of housing opportunities to suit residents' needs from cradle to grave and improve the quality of life across the county. The Committee:

Resolved: - subject to the above observations and completion of the listed actions to

- (i) recommend that County Council, at its meeting in December 2015, approve and adopt the Draft Housing Strategy and associated Delivery Plan for the period 2015-2020; and***
- (ii) that Scrutiny should periodically monitor the delivery of the Strategy's outcomes.***