

**Appendix 1 – Table detailing the process on key outcomes and actions within Denbighshire’s Housing Strategy – Theme**

**2: Creating a supply of affordable housing**

<b>Housing Strategy action and target</b>	<b>Progress made to date</b>	<b>Status</b>
<b>Key outcomes</b>		
We will increase our social housing stock by a minimum of 7 units over the next 12 months (by December 2016)	The Council are acquiring properties which will provide an 13 additional social housing units by 31 <sup>st</sup> December 2016 with all properties available for occupation in early 2017	On target
We will bring a minimum of 5 empty properties back into use as affordable housing by December 2016	8 Empty properties have been brought back into use since December 2015 with another 5 in the pipeline to be ready for occupation by November 2016	Ongoing – target exceeded
<b>Theme 2 – Creating a supply of affordable housing actions</b>		
2.01 Establish and implement an affordable housing delivery/ investment programme to enable resources to be targeted to priority sites and actions by September 2016	All potential affordable housing sites with Planning Permission have been mapped. Development Programme Executive Group established in June 2016 and is prioritising sites	Ongoing
2.02 Review both Council and HRA landholdings to determine suitability and availability for affordable housing development and establish a clear programme for delivery by October 2016	Consultants engaged to carry out the review. Strategic direction is being outlined in the Service Asset Management Plan and the emerging Corporate Asset Management plan – the latter being presented to Cabinet in Dec 2016.	Ongoing
2.03 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 by November 2016	This is dependent on the review as described in 2.02 and the gathering of further data in respect of the existing portfolio. The deadline date has been amended to align with the outcomes of the ongoing studies.	Ongoing

Housing Strategy action and target	Progress made to date	Status
2.04 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 value by October 2016	Strategic direction will be outlined in the Service Asset Management Plan and the emerging Corporate Asset Management plan	Ongoing
2.05 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 by October 2016	Queries currently being progressed with other public sector agencies. Protocol for working with other public sector agencies to be drafted	Ongoing
2.06 To maximise Housing Revenue Account (HRA) funding to deliver more affordable housing and establish a development fund within the HRA by December 2016	HRA Business Plan has been developed and submitted to Welsh Government. Development. Options for sites are being prepared	Ongoing
2.07 Establish a targeted programme for spending affordable housing commuted sums , including the possibility of pooling to form a central fund	The Affordable Housing Task and Finish Group demonstrated an appetite for a “pooled approach”. A draft scoping paper and recommendations has been drafted including researching good practice and will be discussed at the Housing Strategy Delivery Group in September 2016.	Ongoing
2.08 To maximise use of Social Housing Grant, Housing Finance Grant and other funding available to deliver additional affordable housing by June 2016	Full spend of just over £1m achieved with an additional £1.1m awarded from WG at year end to existing schemes in the programme (2015/16) by March 2016. An additional 57 affordable homes delivered in 2015/16	Completed

Housing Strategy action and target	Progress made to date	Status
2.09 To fully investigate utilising a wider range of affordable housing funding & delivery mechanisms, e.g. joint venture, establishing a housing delivery company by December 2016	Options paper was developed by Strategic Planning and Housing by March 2016. Programme Manager – Housing Development in post since May 2016. Strategic Planning & Housing Team are working closely with Programme Manager to develop a delivery & investment programme using a wider range of funding and delivery mechanisms.	Completed
2.10 Practical completion of first new homes through Housing Development Programme by April 2018	HRA Business Plan has been developed and submitted to Welsh Government. Thirteen additional properties are in the pipeline for purchase and renovation and will be ready for occupation in 2017.	On target
2.11 Develop a standard Section 106 legal agreement / clauses for securing affordable housing through planning applications. Ensure that this meets mortgage providers requirements by October 2016	S106 agreements have been looked into extensively in conjunction with the legal department. A draft standard template has been developed and is being consulted on. Due to be published on website in October 2016.	On target
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 by June 2017	Investigatory work will link into the review of the Local Development Plan.	Not started
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 by December 2021	Facilities, Assets and Housing Service are involved with the assessment of viability of planning proposals on an ad hoc basis. Extra resources are being sought to assess viability	Ongoing
2.14 Introduce a mechanism to secure financial contributions for affordable housing following scheme completion, where viability has improved beyond that originally projected	Legal opinion obtained on this matter has advised that this is unfeasible	Deleted

(‘clawback’) by June 2016		
2.15 Test a range of approaches to calculating the value of affordable properties, to ensure this is set at an appropriate level by June 2017	No work undertaken to date but will link into the review of the Local Development Plan	Not started
2.16 Review the current approach and thresholds for affordable housing requirements in LDP policies relating to affordable housing through the statutory LDP Review process (currently 10% requirement but could be increased if viability justified a higher affordable housing contribution) by June 2017	No work undertaken to date but will link into the review of the Local Development Plan	Not started
2.17 To ensure good partnership working with Registered Social Landlords by June 2016	Programme Delivery Plan meetings are held with all RSLs on a quarterly basis. All RSLs are visited individually every six months to discuss any issues. Ad hoc meetings on individual schemes held as necessary. Programme of meetings established by December 2015.	Completed
2.18 To identify a wider range of development partners to assist in increasing the supply of affordable housing by January 2017	Business case for Cartrefi Conwy to access grant funding was approved by Welsh Government in May 2016. North Wales Housing are developing a business plan to allow them to access funding for a wider range of schemes and Strategic Planning and Housing have given them extensive assistance.	On target
2.19 To increase applicants registered on the affordable housing register or equivalent. Review current process for registration by October 2016	Meeting with the New Affordable Homes Manager discussed the future direction of the team. A change of focus on streamlining the process with new ICT and then it will focus on close liaison with potential applicants to increase numbers and raise awareness generally.	Ongoing
2.20 To develop a communications campaign to ensure successful affordable home schemes are fully promoted by	Met with the Communications and Marketing Team to discuss options. A draft consultation	Ongoing

September 2016	strategy has been drafted and will be discussed with Corporate team shortly	
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