



Denbighshire County Council

Denbighshire's Housing Strategy

Action Plan Update February 2020

Denbighshire's Housing Strategy: Action Plan Update

Introduction

The Housing Strategy and accompanying Action Plan were adopted by the Council on 1st December 2015 and are an amalgamation of all of our actions concerned with housing and housing related support. As a result the implementation of the Strategy is being undertaken by several different departments, in many instances working with partner organisations.

The relevant actions have been included in each service business plan as appropriate and are monitored by the relevant Lead Members and Heads of Service through the Housing & Homelessness Strategy Delivery Group, jointly chaired by Lead Member Cllr Tony Thomas and Cllr Bobby Feeley. The Housing & Homelessness Strategy is based around 5 key themes, and the Action Plan is structured around these themes, setting out the key actions required to deliver the desired outcomes for each key theme:

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 tables on the following pages set out progress updates on all the actions in the Action Plan, with the status illustrated as below.

Key: Action status	
Action delivery on course	
Action delivery has minor slippage	
Action delivery has major issues - unlikely to be met in target date	
Action completed	
Action completed and embedded as 'Business as usual' activity	

Theme Title

Reference

Action

**Action
RAG**

Update

**Lead Member /
Head of Service**

More homes to meet local need & demand	1.01	Develop site development briefs for key development sites allocated for housing in the LDP		Site Development brief programme is completed	Mark Young Emlyn Jones
More homes to meet local need & demand	1.02	Develop appropriate Supplementary Planning Guidance		All SPG's have been completed and adopted	Mark Young Emlyn Jones
More homes to meet local need & demand	1.03	To develop a sites prospectus to promote allocated housing sites across the county. Publicise the prospectus		Prospectus developed and issued to developers & RSL's via an email with an http link, letter and questionnaire. Positive feedback received.	Mark Young Julian Thompson-Hill Emlyn Jones
More homes to meet local need & demand	1.04	Update Local Housing Market Assessment incorporating housing need and demand data. Current assessment was completed in 2015.		Development of new LHMA completed and published on DCC Corporate website July 2019	Tony Thomas Emlyn Jones
More homes to meet local need & demand	1.05	Review LDP housing allocations and policies as part of statutory LDP Review		Replacement LDP Delivery Agreement approved, Call for Sites exercise open from August 2018 – November 2018. Consultation on Preferred Strategy and Candidate Sites Register completed Autumn 2019. Further consultation on additional sites currently underway until March 2020.	Mark Young Emlyn Jones
More homes to meet local need & demand	1.06	Investigate use of reduced commencement period conditions on planning permissions (i.e. shorter than current standard requiring development to start within 5 years).		This is being implemented on sites where there have been issues previously, and for any applications for residential development which are not in line with LDP policy (i.e. on sites which are not allocated or outside development boundaries). Planning conditions have to be reasonable, so can't set a reduced commencement period for every application. Landowners contacted through work on the replacement LDP. All sites to be reviewed as part of the candidate sites appraisal for the new LDP.	Mark Young Emlyn Jones
More homes to meet local need & demand	1.07	Bring forward development on sites with unimplemented planning permission through a clear programme of action		All sites have been reviewed and landowners contacted as part of LDP Review. All sites to be reviewed as part of the candidate sites appraisal for the new LDP. Date amended to coincide with LDP review.	Mark Young Emlyn Jones

More homes to meet local need & demand	1.08	To develop an Infrastructure Plan for Denbighshire		Infrastructure Plan will be further developed as part of the work on the replacement LDP and site assessments. A continuous review process required for this.	Mark Young Emlyn Jones
More homes to meet local need & demand	1.09	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.		Draft Empty Homes Delivery Plan approved by Housing Strategy Monitoring Group & Empty Homes Project Group. The Delivery Plan has been approved under the Lead Member Delegated Decision process (March 2019). Delivery Plan to be progressed as part of work on the Corporate Plan priorities, though the Younger People and Housing Programme Board.	Tony Thomas Emlyn Jones
More homes to meet local need & demand	1.10	Undertake a Gypsy & Traveller accommodation needs assessment.		Accommodation assessment completed and final report agreed by Cabinet 23/1/17 and submitted to WG. Assessment concludes a need for a residential site and a need for a transit site. Site search and site assessment completed. Planning application submitted for permanent site; identification of possible transit site to be progressed through LDP process. New G & T Assessment has just been commissioned as part of the background evidence for the LDP as it has been decided to pursue the allocation of a transit site through the LDP	Mark Young Emlyn Jones
More homes to meet local need & demand	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. Increase access to training opportunities and employment for local people in the construction / housebuilding sector, through developing planning policy to encourage this through development		SPG amended to require economic & affordable uses to be explored, if there is no interest/feasibility following this, the unit may be sold on the open market for residential use. LDP policy will be reviewed as part of the LDP Review.	Mark Young Emlyn Jones

More homes to meet local need & demand	1.12	Increase access to training opportunities and employment for local people in the construction / housebuilding sector, through developing planning policy to encourage this through development		SPG Planning Obligations adopted by Planning Committee includes requirements for training & employment on development sites through the planning process.	Mark Young Emlyn Jones
More homes to meet local need & demand	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.		Strategic evidence is provided on all relevant planning applications with regards to housing mix. Also case conferences are regularly held to discuss applications prior to being determined to ensure consistency and adherence to policies.	Mark Young Emlyn Jones
Creating a supply of affordable homes	2.01	Establish and implement an affordable housing delivery / investment programme to enable resources to be targeted to priority sites and actions		Denbigh & Rhyl prioritised, all land in the area evaluated and discussions held with MAGs. Development Programme Executive Group established. Affordable Housing programme – the programme has been developed pulling together Planning Application data, affordable housing and Council schemes. As part of the Welsh PACT with WLGA draft projections have been developed for years 2016-2021.	Tony Thomas Julian Thompson-Hill Emlyn Jones Liz Grieve
Creating a supply of affordable homes	2.02	Review both Council and HRA landholdings to determine suitability and availability for affordable housing development and establish a clear programme for delivery		Sites in Rhyl and Denbigh have been secured for future development appraisal and works are ongoing in respect of this. Discussions held with all MAGs regarding key issues for Locality Plans & further work undertaken to complete these. Development Programme Executive Group has been established to review the studies and progress against the programme. Updates are being delivered to all MAGs.	Julian Thompson-Hill Liz Grieve
Creating a supply of affordable homes	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		The locality plans currently developed identify needs and opportunities, which have now been fed into the Asset Management & disposal process.	Julian Thompson-Hill Liz Grieve

		affordable housing in areas of identified need.			
Creating a supply of affordable homes	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		Strategic direction is outlined in the Service Asset Management Plan and the Corporate Asset Management plan. The proposal for a protocol was discussed at Asset Management Group in July 2016, where concerns were raised around scope and impact of the protocol, alignment with current planning policy and duty to obtain best value. The Asset Management Process ensures that any surplus sites are offered to Housing for development of social/affordable housing based on identified needs prior to being considered for disposal on the open market. Should the sites brought forward not be required, then market forces linked to existing planning obligations to provide affordable homes will dictate reduced market value, in which case further undervalue would be difficult to justify in line with the General Disposals Consent Order (Wales) 2003 (based on needs and outcome). The process is now embedded in the disposal process via the Asset Management Group(25/11/16)	Julian Thompson-Hill Liz Grieve
Creating a supply of affordable homes	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		Working with partners to establish suitability for housing development on sites is established in principle. Each development is assessed on its own merits, with partners being chosen accordingly. This action is now being progressed through the Social Housing Locality Plans project.	Tony Thomas Julian Thompson-Hill Liz Grieve
Creating a supply of affordable homes	2.06	To maximise Housing Revenue Account (HRA) funding to deliver more affordable housing and establish a development fund within the HRA		30 year HRA business plan - Properties acquired for provision of new homes in Queen Street, Rhyl. Development options for sites initial tranche of sites and premises in preparation. Development options for 43-61 Queen Street and 2-16 Aquarium Street in Rhyl endorsed by Housing Programme Executive Group Design, Construction & Maintenance Team commissioned to prepare development options for premises at 2-16 Aquarium Street, Rhyl. Options being appraised for several other development sites. Actions being taken forward under 2.21	Tony Thomas Julian Thompson-Hill Liz Grieve.

<p>Creating a supply of affordable homes</p>	<p>2.07</p>	<p>Establish a targeted programme for spending affordable housing commuted sums , including the possibility of pooling to form a central fund</p>	<p>Affordable Homes Commuted Sums Policy approved through Lead Member Delegated Decision process in March 2018.</p>	<p>Mark Young Emlyn Jones</p>
<p>Creating a supply of affordable homes</p>	<p>2.08</p>	<p>To maximise use of Social Housing Grant, Housing Finance Grant and other funding available to deliver additional affordable housing.</p>	<p>2015/16 - Programme Delivery Plan full spend of just over £1m achieved with a slippage money of £1.81m awarded from WG at year end to existing schemes in the programme (2015/16) - 55 affordable homes delivered 2015/16.</p> <p>2016/17 - Programme Delivery Plan full spend and new funding such as HFG2 available from April. Slippage money of £1.14m - 67 affordable homes provided in 2016-17.</p> <p>2017-18 – Fully programmed Programme Delivery Plan developed 66 affordable homes delivered. 3 schemes awarded funding in ‘Land for Housing’ stream (Grwp Cynefin, Wales & West and Cartrefi Cymunedol Gwynedd). DCC was successful in attracting an additional £914,522 in additional funding for affordable housing at the end of 2017/18. - 66 affordable homes provided.</p> <p>2018/19 – Full spend of Social Housing Grant (SHG) programme (DCC & Clwyd Alyn successful in gaining IHF for Tan Y Sgubor, Denbigh, Bodnant, Prestatyn & Llanbedr DC respectively) – 36 affordable homes provided.</p> <p>2019/20 – Full spend of Social Housing Grant (SHG) programme; additional £1.3m awarded to DCC in July 2019. Clwyd Alyn successful in IHF funding for Glasdir, Ruthin subject to planning permission being granted – 48 affordable homes to be provided (as of Feb 2020)</p>	<p>Tony Thomas Emlyn Jones</p>
<p>Creating a supply of affordable homes</p>	<p>2.09</p>	<p>To fully investigate utilising a wider range of affordable housing funding & delivery mechanisms, e.g. joint venture, establishing a housing delivery company</p>	<p>Housing Development Manager appointed. Strategic Planning & Housing Team work closely with the post-holder to develop a delivery & investment programme using a wider range of funding and delivery mechanisms leading to a range of housing – encouraging more joint projects with the Council and RSLs in terms of land and the purchase of existing properties. Options are evaluated on a site by site basis as part of the background work in financially appraising a prospective site.</p>	<p>Tony Thomas Julian Thompson-Hill Liz Grieve</p>

Creating a supply of affordable homes	2.10	Practical completion of first new homes through Housing Development Programme		<p>Business plan seen and approved by Lead Member. Plan submitted to WG. There have been 9 purchases of former Council housing dwellings, with a further 3 expected completions in early 2019/20 – a further 3 are at the negotiation stage. The refurbishment of 40, Brighton Road from a poor quality HMO into 3 self-contained apartments was completed by Dec 2019.</p> <p>Two applications for Innovative Housing Funding from WG have been successful, with funding agreed for Passivhaus apartments in Prestatyn and modular build Passivhaus in Denbigh.</p>	Tony Thomas Liz Grieve
Creating a supply of affordable homes	2.11	Develop a standard Section 106 legal agreement / clauses for securing affordable housing through planning applications. Ensure that this meets mortgage providers requirements		<p>S106 agreements have been looked into extensively in conjunction with the legal department and a standard version is difficult to agree on, however we are currently developing standard clauses for inclusion in S106 agreements. More affordable housing development is being secured currently through using the Unilateral Undertaking route. This helps progress development more quickly. Legal team currently producing final drafts of standard clauses. Mortgage providers will be consulted by the Strategic Planning & Housing Team in conjunction with Legal Services once final draft clauses have been produced. Good practice guidance has been produced by mortgage providers and this will form the starting point. Draft clauses developed but more work is needed especially on the Affordable Housing sections. Following the retirement of the team leader, this work will need to be reallocated.</p> <p>Feb 2019 - An internal audit of the S106 process meant this work was put on hold, the final report of the audit has now been completed and recommendations going forward are currently being evaluated.</p>	Mark Young Emlyn Jones
Creating a supply of affordable homes	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.		<p>Links into LDP Review: see Action ref 1.05 above</p> <p>Delivery Agreement approved, Call for Sites exercise open from August 2018 – November 2018. Consultation on Preferred Strategy and Candidate Sites Register completed Autumn 2019. Further consultation on additional sites currently underway until March 2020 Work is now being undertaken by the district valuer to assess viability as part of the replacement LDP process.</p>	Mark Young Emlyn Jones
Creating a supply of	2.13	Involvement of the Council's Finance, Assets & Housing Service in assessing viability of		<p>Finance, Housing & Assets Service are involved with assessment of viability of planning proposals on an ad hoc basis.</p>	Mark Young Emlyn Jones

affordable homes		planning proposals and involvement in negotiations with developer and applicants			
Creating a supply of affordable homes	2.14	Introduce a mechanism to secure financial contributions for affordable housing following scheme completion, where viability has improved beyond that originally projected ('clawback').		Legal opinion obtained on this matter has advised that this is not possible	Mark Young Emlyn Jones
Creating a supply of affordable homes	2.15	Test a range of approaches to calculating the value of affordable properties, to ensure this is set at an appropriate level.		Links to LDP Review -see Action ref 1.05 above Delivery Agreement approved, Call for Sites exercise open from August 2018 – November 2018. Consultation on Preferred Strategy and Candidate Sites Register completed Autumn 2019. Work is now being undertaken by the district valuer on affordable housing and this will be progressed through the development of the Replacement LDP.	Mark Young Emlyn Jones
Creating a supply of affordable homes	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)		Links to LDP Review -see Action ref 1.05 above Delivery Agreement approved, Call for Sites exercise open from August 2018 – November 2018. Further consultation on additional sites currently underway until March 2020. Consultation on Preferred Strategy and Candidate Sites Register completed Autumn 2019. Work is now being undertaken by the district valuer on affordable housing and will be progressed through the development of the Replacement LDP.	Mark Young Emlyn Jones
Creating a supply of affordable homes	2.17	To ensure good partnership working with Registered Social Landlords		Programme Delivery Plan meetings (for the strategic allocation of Social Housing Grant -SHG) arranged in accordance with PDP submission timescales quarterly. Bi-annual update meetings have been held with RSL's individually from 2016 onwards, additional ad hoc meetings arranged with RSLs as necessary. Job shadowing with W&W developers to see how development process works within RSLs has been carried out July 2018. Homelessness will now be attending the strategic	Tony Thomas Emlyn Jones

				management meetings held by Housing to facilitate closer working and enable more accommodation to be freed up to meet housing needs	
Creating a supply of affordable homes	2.18	To identify a wider range of development partners to assist in increasing the supply of affordable housing		<p>Cartrefi Conwy is now an RSL partner for DCC -approved by WG in May 2016.</p> <p>Have worked extensively with NWH to develop a business case but due to internal pressures in their organisation at present they are not pursuing full zoning in Denbighshire.</p> <p>Business case for Cartrefi Cymunedol Gwynedd (now Adra) to be zoned within Denbighshire approved by WG on 30/1/18.</p>	Tony Thomas Emlyn Jones
Creating a supply of affordable homes	2.19	To increase applicants registered on the affordable housing register or equivalent. Review current process for registration.		<p>New website and updated registration process launched by Grŵp Cynefin in July 2018. The new process for registration is simpler and has been heavily advertised on social media, which produces the most effective engagement</p> <p>As of Feb 2020 there are 601 unique applicants with 336 applicants wanting Home Ownership options and 413 applicants wanting Intermediate Rental options (you can register for either or both).</p>	Tony Thomas Emlyn Jones
Creating a supply of affordable homes	2.20	To develop a communications campaign to ensure successful affordable home schemes are fully promoted		<p>Communications & Marketing team has produced a communications campaign for housing delivery including the promotion of successful affordable housing schemes & discussions ongoing with communications team.</p> <p>Plan developed with Corporate Communications to promote Tai Teg on Flexitime, office posters and to co-ordinate press releases with the RSLs & County Voice for developments. Links on the DCC website have been updated for the Tai Teg register.</p>	Tony Thomas Emlyn Jones
Creating a supply of affordable homes	2.21	Practical completion of first new homes through Housing Development Programme		<p>Planning application submitted for Queen St, Rhyl, Bodnant apartments, Tan Y Sgubor, Denbigh</p> <p>Prestatyn- works required to underground culvert has delayed work on the construction of the new build social homes, commuted sums money for the Prestatyn area has been used to facilitate the culvert work required onsite The renovation of 40, Brighton Road is complete the 3 flats have been let on intermediate rent terms.</p>	
Ensuring safe & healthy homes	3.01	To ensure Council accommodation is maintained		<p>March 2019 - Denbighshire housing met the WHQS in 2014 and are now classed as being within the WHQS Maintenance period. This means that the standard is currently being maintained as per the policy and in line with our stock condition information data.</p>	Tony Thomas Liz Grieve

		to meet the Welsh Housing Quality Standard		<p>Various programmes of work to ensure the properties remain compliant are now being completed each year as part of our capital investment programme. Our current emphasis is mainly on external works including major external enveloping programmes, however a number of smaller kitchen and bathroom schemes are also being completed each year. Components are replaced based on their serviceable lifecycle, however are subject to a condition based survey prior to replacement.</p> <p>During 2019/20, a total of 230 properties will require upgrading to ensure the housing stock remains fully compliant. The planned works will see approximately 100 properties benefiting from internal improvements and 130 properties receiving extensive external enveloping works.</p>	
Ensuring safe & healthy homes	3.02	Private rented sector stock condition/issue survey		<p>Dec 2017 - Stock Condition Survey has been carried out by WG however the sampling exercise has been too small to make the data useful for DCC. It really just shows a small snapshot. Better information can be obtained from other data sources particularly EPC and this is the data that will be used going forward to target new energy efficiency work. .</p>	Tony Thomas Emlyn Jones
Ensuring safe & healthy homes	3.03	Support implementation & enforcement of Welsh Governments "Rent Smart" scheme (Landlord Licensing Scheme), including a comprehensive database of all private landlords.		<p>July 16 - Landlords are signposted to Cardiff as they administer the scheme for Wales. Concerns re enforcement of scheme have been raised with Directors of Public Protection Wales. Rent Smart Manager attended Landlord/tenant surgery.</p> <p>Rent Smart Wales (RSW) has been promoted through local newspapers & radio. Rent Smart Wales - Denbighshire has an excellent compliance rate with 7,676 properties currently registered. As and when properties are identified as being unregistered, they are reported to RSW for enforcement. Links made with other DCC services i.e. housing benefit, homelessness to raise profile of Rent Smart Wales.</p>	Tony Thomas Emlyn Jones
Ensuring safe & healthy homes	3.04	To develop an Energy Conservation delivery plan and establish a database to prioritise those in fuel poverty		<p>Energy Conservation projects are funding stream led but it also now feeds into the climate emergency work which is underway through the Council.</p>	Brian Jones Emlyn Jones

Ensuring safe & healthy homes	3.05	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.		Links to Rhyl Town Centre Plan & Vibrant & Viable Town Centres Plan. High profile enforcement for West End of Rhyl with overall conditions improving. Work on GIS Mapping has taken place recently allowing us to identify all Rent Smart Wales Registered properties that have and do not have EPC. The data can also be used to identify rented properties with an EPC that are not RSW registered and these properties can then be targeted for enforcement. Collaborative project took place between Housing Enforcement and Built Environment on the Warm Homes Project in which 163 heating systems in some of the poorest energy efficient properties in Rhyl were installed (grant funded).	Tony Thomas Emlyn Jones
Ensuring safe & healthy homes	3.06	Continue to implement mandatory HMO licensing & explore potential for future expansion of additional licensing schemes and introduction of selective licensing schemes		The mandatory and additional licensing scheme continues in Rhyl. Further work being done with other services to identify other HMO's potentially requiring licensing, i.e. working with Housing Benefit. We currently have 90% of the eligible properties licenced in Denbighshire. The remaining 10% of unlicensed properties are either going through the licencing process (which also includes renewals), have been referred to Planning for investigation, or are being considered for formal action. Additional licensing scheme to be renewed in Rhyl and will be extended to include Denbigh and Llangollen.	Tony Thomas Emlyn Jones
Ensuring safe & healthy homes	3.07	Use of planning and housing powers, including enforcement regarding new build and unauthorised HMOs & conversion to flats		Any HMOs that are identified as potentially being in breach of Planning because they are operating as a HMO are referred to Planning to investigate before they are sent an application for either Additional or Mandatory HMO licensing.	Mark Young Tony Thomas Emlyn Jones
Ensuring safe & healthy homes	3.08	Establish the extent to which holiday caravans are being used as permanent residences. Develop a regulatory procedure to take targeted action.		Caravan site information is now being shared and monitored across the authority. Regular reports to Scrutiny on the ongoing monitoring of the sites.	Mark Young Emlyn Jones
Ensuring safe & healthy homes	3.09	Develop & engage with private rented sector landlords & tenants through alternative methods and routes.		Landlord Roadshow has been held in various towns across the County. Presentations have been given covering a variety of housing related topics e.g. Universal Credit, Cuckooing & County Lines, Rhyl Masterplan and Rent Smart Wales. DWP, Fire Service and Residential Landlords Association also regularly attend to provide advice to landlords.	Tony Thomas Emlyn Jones

Ensuring safe & healthy homes	3.10	Improve fire safety in HMO's		Packs all issued to landlords along with a fire door measuring tool. Programme of fire safety inspections for licenced HMO's underway.	Tony Thomas Emlyn Jones
Homes & support for vulnerable people	4.01	To ensure additional extra care facilities are provided in Denbighshire & to maximise potential for specialist housing for vulnerable adults		Tenders for Middle Lane site Denbigh assessed with Grŵp Cynefin being the successful partner. The development is for 70 apartments, and an additional 4 units for people with learning disabilities, expected completion March 2021. Oct 2019: Plans for additional extra care units at Awelon, Ruthin have been submitted as part of the pre-application process to Planning.	Bobby Feeley Phil Gilroy
Homes & support for vulnerable people	4.02	Review Supported Independent Living provision and demand		A new Supporting People Contract for SIL is in place since April 2016 and management arrangements have been changed so that the SP Team Manager now has responsibility for the project. The merger has taken place between SIL, Reablement, Health and Social Care Support.	Bobby Feeley Phil Gilroy
Homes & support for vulnerable people	4.03	To finalise a homelessness strategy by December 2017, including ensuring that RSLs also provide for homeless people		Following completion of Homelessness Review, Homelessness Strategy developed and adopted by the Council in Dec 17 and an action plan has been developed to carry out the requirements. Housing & Homelessness Strategies are being monitored together by the Housing & Homelessness Strategy Delivery Group. Blending the two strategies will ensure that all departments with a housing/homelessness element contribute to achieving the Council's vision and will ensure that there is no duplication of projects	Bobby Feeley Phil Gilroy
Homes & support for vulnerable people	4.04	To provide better quality emergency accommodation for those who have been made homeless in the County.		Bespoke accommodation solutions are developed as needed with more complex clients. Long term emergency and temporary accommodation solutions are in development in conjunction with the Housing Department and Property Services.	Bobby Feeley Phil Gilroy
Homes & support for vulnerable people	4.05	Provide good quality, well 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		There has been a corporate multi-disciplinary working group set up and led by SP specifically looking at needs of homeless young people. Aim to have an integrated service to flexibly meet a range of needs. Landlord offer introduced to improve the quality and supply of suitable temporary accommodation. Private Rented Sector pilot project is being embarked on with Conwy Council, which will provide temporary accommodation solutions. We continue to work closely with Community Housing and Grŵp Cynefin, both of whom are increasing the number of properties they provide to the Homelessness Prevention Team, across the County.	Bobby Feeley Phil Gilroy

				We are also exploring options to secure alternative models of emergency accommodation across the County. We were successful in obtaining WG funding for a Housing First pilot in conjunction with Conwy.	
Homes & support for vulnerable people	4.06	Develop and implement a Private Rented Sector (PRS) tenants accreditation scheme		We have established a PRS Tenant Accreditation Scheme. This is currently reliant upon SP providers doing the work with prospective tenants and results are patchy. Housing Solutions are now delivering "Renting Ready" training. This is an accredited course that is recognised across the UK. This has been developed by the Homeless Charity CRISIS. Secured WG funding to provide accredited training for staff and partners with a view to developing a workforce able to deliver training and ensure a consistent approach to homelessness.	Bobby Feeley Phil Gilroy
Homes & support for vulnerable people	4.07	Investigate options on the formation of a Social Lettings Agency		Group has met three times. Good attendance, with a wide representation. A comprehensive report has now been prepared. Its purpose is to provide a broad overview of the contribution a Social Lettings Agency could make to meeting housing need in Denbighshire. July 2017: Decision made not to pursue this option as it has proved unsuccessful. Now using only DCC Corporate Website. Housing Solutions and Supporting People have now been integrated to create the Homelessness Prevention Team. October 2019 -Revisiting the option following the adoption of the Homelessness Strategy, the rise in homelessness and the need to source more affordable long term accommodation.	Bobby Feeley Phil Gilroy
Homes & support for vulnerable people	4.08	Promote and develop the 'Denbighshire Housing' website & 'Let's Help You' online accommodation finder		This was launched and a complete overhaul of all Housing Options advice available through DCC websites undertaken. Completed March 16. Take up of 'Let's Help You' is proved disappointingly slow. June 16 - Denbighshire Housing Website has been upgraded and linked with Community Support Services website. July 17 – now only using DCC Corporate website. Housing Solutions and Supporting People have now been integrated to create the Homelessness Prevention Team.	Bobby Feeley Phil Gilroy
Homes & support for vulnerable people	4.09	Develop a portfolio of private rented sector landlords with good quality accommodation to assist people with private rented sector accommodation.		Enforcement now check each property sourced by Housing Solutions for Homelessness Prevention or Lease to ensure it is suitable, safe and healthy. Landlords are also checked. Protocol developed and progressed through Private Rented Sector multi-agency partnership	Bobby Feeley Phil Gilroy

		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		Two staff are now dedicated to working directly with landlords to monitor that property conditions remain at the expected standards.	
Homes & support for vulnerable people	4.10	To develop a pre-move programme for adults with complex disabilities to maximise successful placements		New operational procedures drafted and signed off 10th March 2016 at the Operational Housing Group.	Bobby Feeley Phil Gilroy
Homes & support for vulnerable people	4.11	Implement the single access route to housing (SARTH)		<p>May 16 - SARTH Allocations policy approved by Cabinet in January 2014 Report being taken to Cabinet in June 2016. July 16 - Cabinet have approved recommendation to take a partnership approach so communication on May 16 - Negotiation around delivery of partnership to proceed in July 2016.</p> <p>Sept 2016: Implementation Phase to commence October 2016.</p> <p>Nov 16 - Full project plan and implementation on track.</p> <p>January 2017- revised timetable for implementation</p> <p>April 2017 - Implementation in progress and on track.</p> <p>July 2017 - SARTH fully implemented</p> <p>March 2019 – Council briefing in June to update on progress and Partnerships Scrutiny review in October.</p>	Tony Thomas Liz Grieve
Homes & support for vulnerable people	4.12	To monitor and respond to accommodation and support requirements for refugees		<p>Families Resettled</p> <p>18 families now settled in Denbighshire since 2016. 2 families are now independent and have exited the support from British Red Cross. They have been advised where they can get advice and support if required in future. We are currently in discussions with our neighbouring Local Authorities around what support will be required moving forwards. The families have integrated well into their new surroundings, they are encouraged to volunteer within their community and to attend various community groups, where they can meet professional/third sector/voluntary agencies, including the police/PCOs and Denbighshire</p>	Bobby Feeley Phil Gilroy

				<p>citizens. All families are registered with a GP and dentist/community dentist</p> <p>Future Family Acceptance The Home Office has advised that the scheme will cease to accept new refugees in February 2020 with the final arrival dates being 31/3/2020.</p>	
Promoting and supporting communities	5.01	To develop a Tenant Engagement Strategy for Council tenants		<p>Programme of consultation events to be arranged. Denbighshire Tenants and Residents Federation aware of progress. Outline plan for development of the strategy has been agreed. Programme of consultation events to be arranged. Lead Member consultation taken place. Draft strategy complete and to go out for consultation through a series of events arranged with the Tenants' Federation. Consultation complete draft strategy presented for approval. January 2019 – Final version now signed off by Tenant Federation</p>	Tony Thomas Liz Grieve
Promoting and supporting communities	5.02	Develop a strategic asset management plan for the Council's housing stock		<p>Stock condition surveys completed Dec 2017. Existing Asset Management plan being utilised (2014 - 2021) - sent to Wales Audit Office as part of WHQS audit and to inform the development of the next Asset Management Plan.</p>	Tony Thomas Liz Grieve
Promoting and supporting communities	5.03	Implement environment toolkit to assist in improving the environment for our tenants		<p>An Environmental policy has been developed to deliver the tool kit and wider approach to managing our neighbourhoods alongside the Community Development function.</p>	Tony Thomas Liz Grieve
Promoting and supporting communities	5.04	Develop a schedule to enhance open space/ play assets within Council stock		<p>11 Priority areas were initially identified and all works have been completed including play equipment and landscape works. Further projects to enhance open spaces are in progress with more projects being considered. Action now complete as the programme is in progress and group established to monitor progress and develop future schedule of work.</p>	Tony Thomas Liz Grieve
Promoting and supporting communities	5.05	To develop an apprenticeship scheme for property maintenance service		<p>3 apprentices employed 2015/16. Additional 3 in 2016/17. Oct 2017 - Investigations and expressions of interest from other LA's and RSL's regarding joint working arrangements may affect the profile of the DLO going forward.</p>	Tony Thomas Liz Grieve
Promoting and supporting communities	5.06	Continue working with police, registered social landlords & other partners on focused		<p>July 2016: Project on-going with Public Protection, Planning, RSLs, NW Police, Streetscene and Waste Teams, District Enforcement to ensure refuse, litter etc removed quickly, with enforcement action taken if</p>	Tony Thomas Emlyn Jones

		neighbourhood management in West Rhyl		<p>necessary. Good working arrangements in place with Environmental Services. On-going work educating tenants on fly tipping & anti-social behaviour. Still continuing with this project work attending regular meetings. Multi agency/service group being relaunched in Oct 2017, new terms of reference and chaired by Tony Ward.</p> <p>Focused activity on hotspot areas has seen reduction in issues. Changes have taken place to waste collection, households have been transferred from sack to bin collection to reduce street litter issues. Cross service projects are currently been planned to address commercial waste from local businesses.</p>	
Promoting and supporting communities	5.07	Develop individual locality based neighbourhood plans for areas of Council stock		<p>Local neighbourhood plans are being delivered by Community Development Co-ordinators. In Sept 2017 this was linked to development of Engagement Strategy and included in action plans. now business as usual as part of Community Housing business.</p>	Tony Thomas Liz Grieve