

Appendix A



Denbighshire County Council

Housing & Homelessness Strategy

Action Plan September 2023

J Abbott

Introduction

The Housing & Homelessness Strategy and accompanying Action Plan were adopted by the Council in December 2020 and are an amalgamation of all of our actions concerned with housing, homelessness 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 Corporate Plan Housing Board, chaired by Councilor Rhys Thomas in his role as Lead Member for Housing & Communities. The Housing & Homelessness Strategy is based around 6 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. Preventing & ending homelessness in Denbighshire
5. Homes and support for vulnerable people
6. Promoting and supporting communities

	Major issues - action stalled or will not meet targets
	Minor Issues - some slippage but actions taken to address
	No issues - action on track
	Action now complete or part of Business As Usual work



Appendix A

Theme Title	Reference	Action	Justification / Context	Update	RAG Status	Completion Date	Lead Member / Head of Service
More homes to meet local need & demand	1.01	Review LDP housing allocations and policies as part of statutory LDP Review	Current LDP covers the period up to 2021, a review of policies and land use for the County is a statutory requirement.	We are working to progress background technical evidence and candidate sites assessments for Denbighshire's Replacement LDP, but the Covid-19 crisis impacted decision- making, public engagement and fieldwork. The Delivery Agreement has been revised and was approved by Council (6th December 2022) and subsequently submitted to and approved by WG. This sets out a revised timetable for the LDP. We have held workshop sessions with Councilors to discuss candidate sites assessments. (August 2023)		Dec-23	Win Mullen James Emlyn Jones
More homes to meet local need & demand	1.02	To develop an Infrastructure Plan for Denbighshire	Identification of infrastructure issues and requirements to inform policies and land allocations to enable housing growth and development.	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. (August 2023)		Dec-23	Win Mullen James Emlyn Jones
More homes to meet local need & demand	1.03	Update Local Housing Market Assessment incorporating housing need and demand data.	Current assessment was completed in 2019. Statutory requirement to provide an updated assessment every 2 years	WG guidance, template and toolkit for undertaking LHMA published in June 2022. A revised LHMA tool was devised by Welsh Government in June 2023. Development of new LHMA for Denbighshire is currently underway and the data is being transferred to the revised LHMA tool. LHMA will be completed in September 2023 (August 2023)		Dec-23	Rhys Thomas Emlyn Jones

Appendix A

<p>More homes to meet local need & demand</p>	<p>1.04</p>	<p>Undertake a Gypsy & Traveller accommodation needs assessment and act on its findings.</p>	<p>Housing (Wales) Act 2014 requires an updated Gypsy & Traveller Accommodation Assessment to be carried out every 4 years and for any needs identified to be addressed.</p>	<p>New G & T Assessment has been undertaken as part of the background evidence for the LDP. Work was led by Project Board and Task and Finish Group. Draft GTAA approved by Cabinet in December 2021 and submitted to WG for approval. WG response awaited. This action is now completed and as a result a new Project Board and Scrutiny Task and Finish Group has been re-established to progress work on this project and review the GTAA to ensure that it is as up to date as possible, and all families have been included. Families previously involved with the GTAA have been re-interviewed to ensure needs information is up to date and the revised GTAA will be completed in September 2023. It will be reported to members in the Autumn and approval sought to re-submit to WG. (August 2023)</p>		<p>Dec-22</p>	<p>Win Mullen James Emlyn Jones</p>
<p>More homes to meet local need & demand</p>	<p>1.05</p>	<p>Implement the Empty Homes Delivery Plan</p>	<p>Better use of existing housing stock by continuing to target empty homes across the County.</p>	<p>Empty Homes matching service was launched in October 2020. A publicity plan is pushing the scheme and currently 15 applicants are signed up. Signposting to the DCC leasing scheme is utilised whenever feasible. Empty Homes Project Officer was appointed in Nov 2022 and is providing additional resource to focus on bringing empty homes back into use. (May 2023). Mailshot issued July 2023 and there have been 56 responses to date requesting further information / updating records. 1nr long term problematic property in Rhyl has recently come back into use, with another long-term problematic property in Prestatyn currently being redeveloped to be brought back into use as 2nr flats. (August 23)</p>		<p>Dec-26</p>	<p>Rhys Thomas Emlyn Jones</p>

Appendix A

More homes to meet local need & demand	1.06	Act on recommendations of the Gypsy & Traveller Accommodation Needs Assessment	Housing (Wales) Act 2014 requires an updated Gypsy & Traveller Accommodation Assessment to be carried out every 4 years and for any needs identified to be addressed.	New Project Board and Scrutiny Task and Finish Group is being re-established to progress work on this project - see 1.04. (August 2023)		Dec-26	Win Mullen-James Emlyn Jones
Creating a supply of affordable homes	2.01	Review of Local Development Plan policies such as affordable housing in rural areas and commuted sums	To ensure that affordable housing requirements are balanced against viability of site delivery and the amount of affordable housing being delivered by private developers is maximised without impacting overall housing delivery. Requirements for rural affordable housing, and the Council's approach, will also be reconsidered to ensure this supports sustainable rural communities.	This will form part of the Replacement LDP evidence and methodology. Updated development viability assessment will be essential to inform our approach in the Replacement LDP. Work will include testing a range of methods for calculating financial contributions towards affordable housing, with the aim of reducing the number of calculations currently used. We will also test a range of approaches to calculating the value of affordable properties, to ensure this is set at an appropriate level. (August 2023)		Dec-23	Win Mullen James Emlyn Jones
Creating a supply of affordable homes	2.02	Review the current approach and thresholds for affordable housing requirements in LDP policies	To ensure that affordable housing requirements are balanced against viability of site delivery and the amount of affordable housing being delivered by private developers is maximised without impacting overall housing delivery. Requirements for rural affordable housing, and the Council's approach, will also be reconsidered to ensure this supports sustainable rural communities.	This will form part of the Replacement LDP evidence and methodology. Updated development viability assessment will be essential to inform our approach in the Replacement LDP and this will be undertaken in due course. The Strategic Planning and Housing Team are currently working on the development of the Development Viability Model which will form the basis of this work. (August 2023)		Dec-23	Win Mullen James Emlyn Jones

Appendix A

<p>Creating a supply of affordable homes</p>	<p>2.03</p>	<p>Promotion of Tai Teg affordable housing register</p>	<p>Tai Teg is the Affordable Housing Register for Denbighshire, ensuring promotion will enable applicants to find suitable accommodation and the list is used in planning application responses as an indication of demand.</p>	<p>This action is on-going and a number of press releases have been produced, and a video recorded to actively promote the Tai Teg register and promote all types of schemes available Homebuy, Rent to Own, Intermediate Rental & Shared Equity. Tai Tag was promoted at the Cost-of-Living Crisis Summit (public event) on 29 November 2022 through Grwp Cynefin who discussed the affordable housing register with members of the public that attended. Economic and Business Development included an article about Tai Teg in the March digital edition of the Business Bulletin. (August 23)</p>		<p>Dec-26</p>	<p>Rhys Thomas Emlyn Jones</p>
<p>Creating a supply of affordable homes</p>	<p>2.04</p>	<p>Publicise successful affordable housing schemes with relevant partners</p>	<p>Promotion will enable applicants to find suitable accommodation and the list is used in planning application responses as an indication of demand</p>	<p>Strategic promotion of affordable housing schemes with partners both before and after development to maximise applicants and success stories. Relevant local Members are advised of properties available in their area. New scheme completed at Glasdir, Ruthin by Clwyd Alyn – Members & Officers attended the open day (August 2023)</p>		<p>Dec-26</p>	<p>Rhys Thomas Emlyn Jones</p>
<p>Creating a supply of affordable homes</p>	<p>2.05</p>	<p>Develop & adopt a Council Housing Asset Strategy</p>	<p>Develop an Asset Strategy which includes a development & maintenance programme to include the carbon zero aspirations of the Council</p>	<p>Draft document agreed. Final document to be progressed through the democratic process. (Feb 2021). Strategy to be presented to SLT & Cabinet Briefing Oct - Nov. (Sept 2021). FWP of SLT oversubscribed. Scheduled for presentation Jan 2022 (Nov 2021) Adopted (Feb 2023)</p>		<p>Dec-21</p>	<p>Rhys Thomas Liz Grieve</p>

Appendix A

<p>Creating a supply of affordable homes</p>	<p>2.06</p>	<p>Review existing housing portfolio with emphasis on providing suitable accommodation to the future older person demographic of Denbighshire</p>	<p>The purpose of this review is to inform the future type of Council Housing needed in Denbighshire</p>	<p>There is on-going review existing DCC stock portfolio including non-housing assets to assess viability for repurposing and suitability to meet the future older person demographic in Denbighshire. Several projects are underway to ensure assets are used effectively into the future (Feb 2023) Ongoing (May 2023)</p>	<p></p>	<p>Apr-21</p>	<p>Rhys Thomas Liz Grieve</p>
<p>Creating a supply of affordable homes</p>	<p>2.07</p>	<p>Practical completion of new homes through Housing Development Programme</p>	<p>Corporate Priority of 170 homes by 2026</p>	<p>Work started on site at :</p> <ul style="list-style-type: none"> • Tan Y Sgubor in Denbigh • Bodnant in Prestatyn. • Former library site in Prestatyn • Dell Apartments, Prestatyn • Llys Anwyl, Rhyl • Aquarium St, Rhyl <p>Planning applications approved for Granite & Next in Rhyl, and for conversion of former HMOs in Bath Street in Rhyl into apartments. Remaining property in the terrace of HMOs in Bath Street in Rhyl purchased to enable a more comprehensive conversion scheme to be undertaken (Feb 2023) The new build Passivhaus apartments on Caradoc Road in Prestatyn have been completed and whilst some delays have been encountered, the new Passivhaus homes at Llwyn Eirin in Denbigh, the new apartments at Llys Llên on Nant Hall Road in Prestatyn and the conversion of Llys Anwyl on Churton Road in Rhyl are all expected to be completed during Autumn 2023. A Planning application has been submitted to redevelop the building which previously housed the Goldilocks salon on Queen Street in Rhyl to provide</p>	<p></p>	<p>Mar -26</p>	<p>Rhys Thomas Liz Grieve</p>

Appendix A

				new apartments. (August 2023).			
Ensuring safe & healthy homes	3.01	To ensure Council accommodation is maintained to meet the Welsh Housing Quality Standard	Funding has been given to DCC towards achieving these standards which have to be achieved by December 2020 and maintained after this date	<p>Although WHQS has been achieved in Denbighshire, considerable works are required to maintain the standard. The pandemic impacted on the delivery of internal refurbishments (kitchens & bathrooms) since 2020 and external works were prioritised during 20/21 & 21/22. In 2023 we have recommenced our internal programmes This will see approx, 80 properties improved internally as well as a further 250 properties improved as part of the voids process. WG are producing a revised WHQS standard however this has now been delayed and we do not expect the new standard to be announced until autumn 2023, for possible implementation during the early part of 2024. Capital works programmes continue to be delivered but cost increases are impacting on the volume of work in terms of affordability. Budgets are being closely monitored and programmes of works amended and prioritised accordingly (May 2023.) Gas compliance remains high with all properties receiving an annual gas check where applicable and all properties on either solid fuel or oil-fired heating also being checked. We are currently also checking all the electrical installations in our properties to ensure all properties are checked every 5 years to comply with new legislation from this year. All properties with a communal area are also being annually checked by a dedicated Fire Safety Officer to ensure our Fire Risk Assessments remain up to date and compliant. (Aug 2023)</p>		Dec-26	Rhys Thomas Liz Grieve

Appendix A

<p>Ensuring safe & healthy homes</p>	<p>3.02</p>	<p>Decarbonisation of social housing stock by 2030</p>	<p>Climate & Ecological Change Strategy commitment</p>	<p>Programmes of work have been developed and implemented to tackle decarbonisation to meet WG targets and Corporate targets of zero carbon emissions by 2030. WG formular approach to funding allocations has reduced the level of finance available annually for DCC. Proposals still being developed in line with anticipated funding levels and possible grant funding from other sources. Additional members of staff recruited to undertake surveys and data analysis. (May 2023). Our 2020/21 schemes have been completed successfully and resident feedback is excellent. A second phase of works to 100 properties in Rhyl have now been completed as well as improvement works to 22 properties in Ruthin and 11 properties in Betws GG, both of which have received retrofit improvements to improve energy efficiently target. Surveying work has now commenced to properties in Denbigh and Rhyl as part of the 2023/24 external improvement programmes. Survey work is underway to deliver a ground source heat pump community-based project in Betws GG which includes both tenanted and privately owned properties. The scheme is being funded as part of the Optimised Retrofit Project and included additional insulation and PV improvements to the council housing stock in the village. Additional members of staff have now been recruited to undertake surveys and data analysis for current and previous programmes of works (August 2023)</p>		<p>Dec-30</p>	<p>Rhys Thomas Liz Grieve</p>
<p>Ensuring safe & healthy homes</p>	<p>3.03</p>	<p>Develop and adopt a new Housing Revenue</p>	<p>Changes in how the Housing Revenue Account can be leveraged need to be considered in the 30-year business plan</p>	<p>Devise and adopt a new HRA borrowing Strategy to consider changes in permitted borrowing levels and capping – 30-year business plan. Research undertaken and</p>		<p>Sept-21</p>	<p>Rhys Thomas Liz Grieve</p>

Appendix A

		Account borrowing strategy		<p>proposals are being developed (June 2021)</p> <p>Works undertaken to determine costs and funding levels required going forward. Revised date for strategy to be confirmed following SLT review and Housing Management Structure. (May 2023). The recent expansion of the HRA capital programme to meet WHQS standards and new build and net carbon zero targets has not been accompanied by a corresponding increase in external funding, meaning the Council's only option is to fund the capital programme through borrowing. However, when combined with high inflation and rises in interest rates the level of HRA borrowing is limited by the cost of financing that debt (MRP and interest). Therefore, until there is a significant change in the financial climate, the current HRA borrowing strategy is to borrow up to the limit of what can be sustained by the revenue account. Borrowing less means reducing the capital programme further than is already necessary, borrowing more is unaffordable (Sept 2023)</p>			
Ensuring safe & healthy homes	3.04	Support Rent Smart Wales	Set up by Welsh Government to comply with the Housing (Wales) Act 2014 with regards to Landlord licensing	<p>Promote Rent Smart Wales and ensure new and existing landlords have undertaken the training and are licensed through the scheme. Very few properties are not registered any properties inspected for Homelessness Prevention are checked and there is a section on the HMO application form to ensure compliance, so procedures are in place to gather information and compliance from new landlords (Oct 2021). Property checks are continuing, and unregistered properties are reported to Rent Smart Wales as and when any are identified (Sept 23).</p>		Dec-26	Rhys Thomas Emlyn Jones

Appendix A

<p>Ensuring safe & healthy homes</p>	<p>3.05</p>	<p>Work directly with landlords to Improve standards in the Private Rented Sector</p>	<p>Improve communication & engagement with landlords to improve standards in the Private Rented Sector</p>	<p>Denbighshire Landlord Roadshow to be held in Rhyl on 24th November - 3 speakers covering the following topics: The introduction of the Renting Homes Wales legislation in December 22, update on Rent Smart Wales and DCC private leasing scheme (Nov 22). Will be holding another landlord roadshow before the end of the year - no firm date agreed yet though. (Sept 23)</p>		<p>Dec-26</p>	<p>Rhys Thomas Emlyn Jones</p>
<p>Ensuring safe & healthy homes</p>	<p>3.06</p>	<p>Implement & enforce Minimum Energy Efficiency Standards (MEES) in the private rented sector</p>	<p>Statutory requirement under Energy Efficiency (Private Rented Sector) England & Wales Act 2015</p>	<ul style="list-style-type: none"> · Develop a fines policy & procedure. · Implement enforcement of applicable fines for serial non- compliance and non-engagement of MEES. This has now been completed and implementation is part of business as usual (June 2021). DCC along with other authorities in the region are monitoring the pilot and arrangements are in place with Wrexham to understand the outcome of the pilot (Oct 2021). Pilot Study ends March 22. Councils own Pilot scheme looking at developing policy & procedures that could be adopted by all LAs in Wales to ensure consistent enforcement approach. Still awaiting report, regarding standardised policy and procedures from the Pilot Study (Nov 22). Meeting held to discuss implementation of MEES; standardised Policy & procedures not available yet. Data Sharing agreement required with Rent Smart Wales & we are waiting for approval to be granted before we can obtain current information on the number of F&G EPC rated properties in Denbighshire (Feb 23). Data Sharing Protocol submitted to RSW and awaiting approval, but as soon as it has been in the next few months, we are ready to start identifying F&G rented properties and 		<p>Apr-21</p>	<p>Rhys Thomas Emlyn Jones</p>

Appendix A

				contacting owners. (May 23). Still waiting for data sharing agreement to be signed off by RSW and therefore until this has been completed, we are unable to progress things (Sept 23)			
Ensuring safe & healthy homes	3.07	Implement Additional Licensing for HMO's scheme now extended to Prestatyn, Denbigh & Llangollen	Raise standards of properties & their management.	Additional Licensing of HMO's scheme in force in Rhyl recently extended to include Prestatyn, Denbigh & Llangollen (June 2021). Since the new Additional Licensing scheme was introduced on 1/12/20 we have issued 72 licences (8 new and 64 renewals). There are now a total of 172 HMO licensed premises in Denbighshire. Backlog of HMO proactive inspections completed, and 86 new and renewal HMO licences issued since the HMO Additional licensing Scheme came into force. (Nov 22). Since the Additional Licensing scheme was introduced in 1st December 2020 we have issued 134 licences (32 new and 102 renewals) (Sept 23).		Dec-26	Rhys Thomas Emlyn Jones
Ensuring safe & healthy homes	3.08	Target financial resources to ensure housing will be more energy efficient helping the environment and improving housing quality	To improve energy efficiency in housing and reduce fuel poverty	Arbed scheme was closed in November 2021 prior to additional schemes being carried out. ECO4 went live in December 2022 and is being administered on behalf of DCC by Flintshire County Council. (Feb 23) A total of 83 homes in Denbighshire are being improved through ECO4 measures (including improved insulation, solar PV panels, air source heat pumps etc) in January - May 2023. (August 2023)		Dec-26	Rhys Thomas Emlyn Jones
Ensuring safe & healthy homes	3.09	Unauthorised residential occupation of holiday caravans will be reduced	Many people are living in caravans which do not have planning permission for permanent residency. Some caravans provide poor housing conditions, and this will ensure that people are not living in	There is evidence of people living permanently in substandard holiday caravans in the County. Research continuing to take place to determine the extent of the problem (Feb 22). Task and finish group currently reviewing data to determine whether any proactive enforcement is required. (Aug 22). Officer		Dec-26	Rhys Thomas Emlyn Jones

Appendix A

			unsuitable accommodation.	has been retained in Public Protection to update the outstanding caravan site licencing work (1 day a week for 1 year) and they will be checking unauthorised residential occupation of holiday caravans during the inspection of the sites (Sept 23).			
Preventing & ending Homelessness in Denbighshire	4.01	Develop easily accessible information and advice for prevention of homelessness	Easily accessible information enables citizens to make informed choices regarding their housing situation.	Website information has been updated; social media campaign is planned (June 2021). Completed, August 2022 - Housing support programme strategy now published on DCC website, further media campaigns will be released following submission of the Rapid Rehousing Plans (September 2022), also marketing of the PRS leasing scheme in readiness for next year's target lease acquisition. (Feb 2023). Media coverage for PRS on hold, this year's target is 8 properties, we currently have 7 properties, and all are likely to be signed up, if WG provide funding over and above the target media campaign will be reconsidered (June 2023). This work is ongoing. We are working with the Web Team to streamline the referral form for Housing Related Support e.g. floating support to ensure it is more accessible (Sept 2023).		Apr-21	Rhys Thomas Ann Lloyd
Preventing & ending Homelessness in Denbighshire	4.02	Develop an early intervention and prevention service, involving a wide range of partners to support households at risk of homelessness	Housing Act (Wales) 2014 requires Local Authorities to prevent homelessness and ensure access to services to support households at risk of homelessness	Building on best practice to procure early intervention services that provide robust support to households at risk of homelessness e.g. debt advice, Mediation, support to Landlords, etc. Work is ongoing to develop a pilot project and start a procurement exercise (June 2021). The Early Intervention and Prevention project was awarded April 2022, the provider has been through a recruitment exercise and due to begin from 9th September (Aug 2022). My Home Denbighshire project established as a		Dec-22	Rhys Thomas Ann Lloyd

Appendix A

				<p>consortium of Shelter Cymru, Clwyd Alyn, and Warm Wales, to date 80+ referrals have been received, work now in progress to interrogate performance data (Feb 2023). Project fully operational 167 referrals to date, 2nd tranche of homelessness awareness training being delivered to LA's and third sector, looking to expand to private sector eg. bus drivers, pharmacies, qtr 4 - 90% prevention rate (June 2023). The project is continuing to look at ways to strengthen the awareness of the services e.g. social media platforms, marketing materials. The project is creating links within communities by doing walk and talk sessions, drop in's and linking with established partner agencies such as the iCan Hub (Sept 2023).</p>		
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<p>Preventing & ending Homelessness in Denbighshire</p>	<p>4.03</p>	<p>Develop a homelessness hub with access to wrap-around services through multi-disciplinary interventions for those experiencing homelessness</p>	<p>Welsh Government Phase 3 Plan to end homelessness</p>	<p>Recruit a multi-disciplinary team to provide wrap-around services to those households experiencing homelessness. To identify and develop an appropriate hub with emergency accommodation on site in which to deliver the multi- disciplinary support. Multi- disciplinary team is now fully in place, the provision of a hub is very much reliant on 4.04, however the team are developing ideas on carrying out support across several community-based settings to introduce more inclusive wrap around services. The team Critical Time Intervention Support Workers have been relocated from Housing First into Homelessness Prevention with a new senior support position to lead on the CTI intensive time limited support package. The team now deliver over and above statutory work: Social Work led support; Counselling; Critical Time Interventions; and Substance Misuse / Mental Health services (Feb 2022). Most vacancies now filled including additional CTI practitioners 2 of which are to target complex cases within prevention (Feb 23). Team structure continues to develop - the need for occupational therapy has led to the recruitment of a therapist - due to join mid-June, CTI workers are being trialed to work in the same manner as HSP's to level out and reduce caseloads across all support work. In line with the rapid rehousing plan, individual support worker move on targets have been set. (June 2023). An Occupational Therapist has been recruited and the HPT have</p>		<p>Dec-22</p>	<p>Rhys Thomas Ann Lloyd</p>
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Appendix A

				seen benefits from having access to this specialism within the team. The trial for CTI working in the same manner as HSP's has been positive to improve the customer journey and is ongoing. There have been leads created within HSP's e.g. Senior Substance Misuse HSP and a Mental Health HSP as these have been areas identified where targeted support is required (Sept 2023).			
Preventing & ending Homelessness in Denbighshire	4.04	Establish in-house emergency accommodation facilities for homeless citizens	Welsh Government Phase 3 Plan to end homelessness	Contract awarded for the conversion of the former care home in Brighton Road in Rhyl (Feb 2023). Technical Design for conversion works being developed by Principal Contractor in line with Design & Build contract prior to works starting on site, Technicality from the purchase have created delays in refurbishment work - (May 2023) Work is ongoing to identify further sites for developments (Sept 2023).		Dec-26	Rhys Thomas Ann Lloyd

Appendix A

<p>Preventing & ending Homelessness in Denbighshire</p>	<p>4.05</p>	<p>Develop a rapid rehousing model for citizens affected by homelessness with appropriate support</p>	<p>Welsh Government Phase 3 Plan to end homelessness</p>	<p>Increase the amount of available accommodation by working with private landlords as well as social landlords to increase housing accommodation options including the Private Rented Sector. Wales wide scheme offering leases of between 5-20 years. The scheme has a 10-year programme of securing 80 leased properties up to 2027 followed by no further acquisitions but a managed portfolio of the 80 to 2032. (Feb 2022). 1 property going through the system to ensure all processes are correct, current indication that potential to bring 10+ properties in during year 1 against target of 4 (Aug 2022) Rapid Rehousing Plans were submitted in November 22 work has begun to develop operational plans and update activity data to inform high level plan for year 1 April 23 - March 24 (Feb 23). Rapid rehousing plan live from April 1st, section 7 resources plan now to be monitored for performance against plan, too early to give indications of progress (June 2023). The transition towards Rapid Rehousing is being considered in all aspects of delivery including MDT way of working, and all contract reviews are considered in line with Rapid Rehousing approach. As Rapid Rehousing requires a Corporate Approach, a Rapid Rehousing Delivery Group, with lead officers from across the council, will be driving the agenda forward (Sept 2023).</p>		<p>Dec-26</p>	<p>Rhys Thomas Ann Lloyd</p>
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Appendix A

<p>Preventing & ending Homelessness in Denbighshire</p>	<p>4.06</p>	<p>Review services provided internally & externally through Housing Support Grant (HSG) to ensure a range of support is available</p>	<p>Welsh Government Phase 3 Plan to end homelessness</p>	<p>Review support services provided through HSG to ensure that different levels of support are available for a variety of different needs. Work has started on this but will be phased over next 12 months (Feb 2021). All projects are within the review programme (Aug 2022). Strategic lead and commissioning jointly looking at the revision of support services in line with contract end and requirements for rapid rehousing, various contracts for renewal from Oct 23 - Mar 24 (Feb 23). The review process has begun and all support contracts have been mapped out, we are currently plotting the customer journey to establish what is required going forward opposed to what we currently have, current support contracts are in varying processes of extension to Oct 2024 in order to give enough time to ensure that the review is accurate and that any changes do not create increased numbers into homelessness (June 2023). The review of the contracts is ongoing to ensure we are reviewing all project holistically and mapping out what resource we currently have, and evidencing what we need for future demand and in line with Rapid Rehousing approach (Sept 2023).</p>		<p>June-22</p>	<p>Rhys Thomas Ann Lloyd</p>
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Appendix A

<p>Preventing & ending Homelessness in Denbighshire</p>	<p>4.07</p>	<p>Deliver workshops to secondary school aged children on homelessness and available support</p>	<p>To identify children at risk of homelessness at an early stage and ensure that support and guidance is available.</p>	<p>To deliver accredited & non- accredited workshops to young people within schools, colleges & youth centre. The Youth Service homelessness prevention team have delivered Information events to two Year 7 groups to 2 secondary schools providing them with key information on factors of homelessness, challenging ideas, and values of how they view homelessness as well as support services available. 34 young people identified as vulnerable and potentially at risk of becoming homeless by their school have completed Agored accreditations to enable them to build resilience and confidence to seek advice, as well as them being aware of self and support available to them with housing issues. (Nov 22). Youth Homelessness projects to be reviewed March 23 (Feb 23). Review with youth services qtr 2 (June 2023). Early Intervention Youth Workers continue to build links with the Homeless Prevention Team, and work within schools (Sept 2023).</p>		<p>Mar-26</p>	<p>Rhys Thomas Ann Lloyd</p>
<p>Preventing & ending Homelessness in Denbighshire</p>	<p>4.08</p>	<p>Identify young people at risk of homelessness through training professionals working in their environment</p>	<p>To identify children at risk of homelessness at an early stage, through a range of environments, referring them for applicable support</p>	<p>Offer bespoke youth work interventions to young people who are referred to the service through schools, colleges, self or from other professional bodies/organisations (Police etc.) Work on these will commence when Covid-19 restrictions allow (Feb 2021). Youth Homelessness projects to be reviewed March 23 (Feb 2023). Youth Homelessness projects to be reviewed March 23 (Feb 2023). Review with youth services qtr 2 (June 2023). My Home Denbighshire are targeting schools and other services that support young people as part of their communication strategy to offer support of identifying the early signs of homelessness. Youth Services and My Home Denbighshire are building</p>		<p>Mar-26</p>	<p>Rhys Thomas Ann Lloyd</p>

Appendix A

				links to work closely together (Sept 2023).			
Preventing & ending Homelessness in Denbighshire	4.09	Extend the Housing First project	Welsh Government Phase 3 Plan to end homelessness	To develop a plan on integrating Housing First into the Homelessness Support Pathway following the withdrawal of Welsh Government Trailblazer funding. Further guidance is being sought from Welsh Government regarding how they envisage Housing First being integrated into the new vision for Homelessness Support (Sept 2021). Trailblazer funding has now been extended to March 2023 for the current Conwy / Denbighshire model, WG are carrying out an evaluation of Housing First across 2022/23 to determine the delivery method for subsequent years. The current model has been extended across into Flintshire with all three counties being managed by a single operational Manager in DCC. Trail blazer extended to March 2024; FCC arrangements currently being negotiated (Feb 2023). All current arrangements are extended to March 2024 (Sept 2023).		Mar-22	Rhys Thomas Ann Lloyd
Preventing & ending Homelessness in Denbighshire	4.10	Development of the Youth Service digital youth work to promote and engage young people in the issue of Youth Homelessness in Denbighshire.	Develop a greater understanding of homelessness, so that young people know when they can access support	Project developed and delivered across of range of school settings and community projects. Digital resources developed and provided to schools, partners and youth work support staff, with a range of online tools and activities available for young people and parents. (Sept 2021). Continuation of digital support and information to young people both within schools the community and as part of 1 to 1 youth work sessions. (Nov 2021). Continuation of digital support. Live Youth Forum event held (Update Aug 22). Young people engaged in digital Youth work through Digi Youth Clubs, workshops and projects engaging young people identified as having the		Mar-22	Rhys Thomas Liz Grieve

				<p>key risk indicators for homelessness in confidence building and resilience, sessions raising awareness of homelessness in Denbighshire and what local support is available. (Nov 22) Continuation of projects including social media video to inform young people of support services, knowledge around homelessness and additional support from the youth service. (Feb 23). Interactive workshops have been delivered to 180 young people in 5 schools to give them a better understanding of ways to prevent homelessness. It also provides information about other support networks and how to ask for help. These workshops will continue throughout the year, across Denbighshire schools to highlight how Youth Services can support. Youth Homelessness team have delivered the resilience accredited courses to 12 young people within Year 7 at Christ The Word, Rhyl as part of the school's engagement programme. Homelessness Awareness Workshops have been delivered to 50 Year 6 pupils in 2 Primary Schools within Denbighshire. (May 2023).School holidays – no update (Sept 2023)</p>			
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Appendix A

<p>Preventing & ending Homelessness in Denbighshire</p>	<p>4.11</p>	<p>Provide good quality, well managed temporary accommodation solutions during the homelessness assessment process</p>	<p>Homelessness applicants need good quality well-managed accommodation, for their well-being and health.</p>	<ul style="list-style-type: none"> · Private Rented Sector pilot project is being embarked on with Conwy Council, which will provide temporary accommodation solutions. · Work with Community Housing and RSLs to increase the number of properties they provide to the Homelessness Prevention Team, across the County. <p>Update on PRS LSW 4.05, properties continue to be supplied through CH to homelessness (Aug 2022) 'PRS LSW - on target for the first 4 properties, a great deal of interest being shown by private Landlords, next year's target is 8 properties taking the total to 12(Feb 2023). Last year's target met, this year's target of 8 is well on its way with potential 7 to sign up, the Pathfinder with CCBC has now been disbanded and the grant award proportional to DCC has been transferred to us, this includes 7 properties (June 2023). Work is ongoing with Community Housing and RSLs to increase the number of properties within Denbighshire (Sept 2023).</p>		<p>Dec-26</p>	<p>Rhys Thomas Ann Lloyd</p>
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Appendix A

<p>Preventing & ending Homelessness in Denbighshire</p>	<p>4.12</p>	<p>To provide bespoke youth work support to young people engaging with other DCC departments and partners.</p>	<p>To identify young people at risk of homelessness at an early stage and ensure that support and guidance is available.</p>	<p>Youth work interventions to over 50 young people at risk of homelessness through 1:1 & small group sessions. The team have worked closely with Children’s Services, Working Denbighshire, Schools, Homeless prevention team and other agencies to engage and support young people with identified barriers. (Aug 2022) Continuation of bespoke work as well as supporting young people to access funding for education, access to banking services and careers help and support. Interventions have led to young people engaging in interviews, access to EMA and successful supported living placements. (Nov 22). Activity across the county continuing. (Feb 23). The team are currently working with 28 young people during this quarter who are at risk of becoming homeless or present themselves as homeless and require personal support. Many of these young people have complex needs and issues. Support includes liaising with internal & external services that will assist through accommodation and signposting them to the appropriate support services that can continue to help them. 3 Homelessness Awareness assemblies were delivered to 200 Year 12 &13 pupils in secondary schools throughout Denbighshire. 5 young people have been supported with moving from Temporary accommodation to supported accommodation to Bruton Park and Crescent Court. Support includes opening bank accounts and completing to claim for universal credit (UC) (May 2023). No update (Sept 2023)</p>		<p>Mar-22</p>	<p>Rhys Thomas Liz Grieve</p>
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Appendix A

<p>Homes & support for vulnerable people</p>	<p>5.01</p>	<p>Three Extra Care facilities in development or completed by 2022</p>	<p>Corporate Priority for current Corporate Plan</p>	<p>Awel Y Dyffryn is now almost at full capacity, and things are going well. Following the temporary stalling of plans for Corwen, work has recently begun again in earnest, with a working group meeting fortnightly. Llys Awelon, construction contract has been signed, estimated construction completion date is Feb 2024, some tenant engagement has been undertaken, regular stakeholder meetings taking place. Corwen work is progressing and BCU have been invited to the fortnightly meetings. Expression of Interest has been published with a closing date on 13/3 and a Council Briefing has been shared with the local members 20/2. Llys Awelon, monthly project team and bimonthly board meetings are being held and managed by Grwp Cynefin. Confirmation that application for additional funding via HCF has been approved in principle. Discussions ongoing with Learning Disabilities Team regarding possible proposals with the units funding. Site signboard has now been erected. (Feb 202 Llys Awelon now in building phase, Corwen have had interest from RSL's expression of interest to engagement event being published on sell2wales for RSL's to attend (Sept 2023).</p>		<p>Dec-26</p>	<p>Elen Heaton Ann Lloyd</p>
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Appendix A

<p>Homes & support for vulnerable people</p>	<p>5.02</p>	<p>Investigate more 'own front door' schemes for vulnerable people</p>	<p>Over 100 vulnerable adults in Denbighshire would benefit from the enablement and support which comes from living in these schemes</p>	<p>Working with social landlords to include specialist units on new developments and adapt existing dwellings. 4 units coming forward on Plas Deva development in Meliden (Feb 2021). Update on Meliden – the 4 tenants have moved into their flats in summer 2022 (build delay). The support service has been commissioned. Initial feedback from the tenants has been very positive, in that they like having their own front door, along with the peer support from each other (and some paid support). The 4 flats in Awel y Dyffryn for people with a learning disability are also an own front door model, and we are exploring options with Grwp Cynefin for another block of 4 flats in the south of the county. As a model we are finding that it works well, including because there is less of an issue with compatibility than in traditional shared supported living (November 2022). Discussions ongoing with Grwp Cynefin re south of the county, pulling together options for a business case (Sept 2023)</p>		<p>Dec-26</p>	<p>Rhys Thomas Ann Lloyd</p>
<p>Homes & support for vulnerable people</p>	<p>5.03</p>	<p>Investigate funding options including the SHG/ICF for the</p>	<p>Corporate priority of increasing Extra Care in Denbighshire</p>	<p>Following the temporary stalling of plans for Corwen, work has recently begun again in earnest, with a working group meeting fortnightly. Housing Strategy colleagues have been invited to the next working group to</p>		<p>Mar-23</p>	<p>Elen Heaton Ann Lloyd</p>

Appendix A

		Corwen Extra Care Scheme		explore options for use of SHG/RIF (November 2022). Corwen work is progressing and BCU have been invited to the fortnightly project team meetings. Expression of Interest has been published with a closing date on 13/3 and a Council Briefing has been shared with the local members 20/2. (Feb 2023). Llys Awelon now in building phase, Corwen have had interest from RSL's expression of interest to engagement event being published on sell2wales for RSL's to attend (Sept 2023)			
Promoting & supporting communities	6.01	Implement Tenant Engagement Strategy	It is vital for Denbighshire Housing to work closely with our tenants and households, so we understand their needs and aspirations. Feedback and co-production will influence our community investment, service development and plans. This is particularly vital due to the impact of Covid-19 on our communities.	The Bi-annual survey of all Denbighshire Housing households has been completed. Detailed analysis is underway. The feedback will be reviewed and will help inform next steps and input into the development of an engagement plan for 2021/22. (June 2021). An action plan to respond to the survey is now in place which includes actions to increase engagement. This has been shared with the Tenants Federation. Support has been put in place to support tenants' groups to resume their activity post Covid. (Aug 2021). A plan is being developed to engage with council tenants during 2023/24. This will include the STAR Survey 2023, a series of Summer Roadshows and a mini consultation on Rent Setting (May 2023). The Engagement Plan for 23/24 is in progress and includes actions for events at Meliden and Rhyl and to work with tenants on Rent Setting Policy (Sept 2023)		Dec-26	Rhys Thomas Liz Grieve

Appendix A

<p>Promoting & supporting communities</p>	<p>6.02</p>	<p>Review SARTH</p>	<p>The regional Allocations Policy has been in operation since 2017 in Denbighshire. It is vital to ensure that the policy remains fit for purpose and the regional partners have agreed to review the policy.</p>	<p>The regional group are monitoring developments since Covid-19 and the potential need for a new approach to the Allocations Policy. Further updates are expected from WG regarding Allocations Policy considering their Rapid Rehousing proposal. The SARTH review findings did not suggest any major structural changes however there are actions which will be discussed with all SARTH partners in Q3 (Aug 2021). The regional group are looking at the higher-level arrangements and monitoring WG guidance on Allocations Policy. The group have offered to pilot any new approach to this with WG and a workshop has been arranged for March 2022. Actions from the review to improve the operational service are underway. (February 2022). Work is ongoing to develop a joint working approach with WG and the SARTH partners around a new Allocations Policy Framework. Progress is slow due to a variety of pressures and priorities within WG. A meeting held in early February emphasised the commitment of all to work together on this, but a formal review of guidance is required prior to any significant policy changes (Feb 2023). This is ongoing as we are awaiting a further announcement from WG in October. We are working with RSL's in the county to ensure we jointly benefit from activity to make best use of social housing stock and to share good practice (Sept 2023)</p>		<p>Mar-22</p>	<p>Rhys Thomas Liz Grieve</p>
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Appendix A

Promoting & supporting communities	6.03	Develop a 5-year rent policy	In 2020, Welsh Government introduced a 5-year Rent Policy which gives certainty for the HRA but also adds additional requirements to ensure the Council considers affordability and value for money when applying the annual rent increase for council homes.	The Cabinet decision on the Rent Increase in 2021 included assessments of Value for Money, Efficiencies and Affordability as part of the annual Council Housing stock business plan and rent increase process. (June 2021)		Apr-21	Rhys Thomas Liz Grieve
Promoting & supporting communities	6.04	Work with police, registered social landlords & other partners on focused neighbourhood management in West Rhyl	Complementing the extensive regeneration work which has been carried out in the area with the removal poor quality accommodation by supporting the community.	Multi agency/service group being relaunched in Oct 2017, new terms of reference and chaired by Emlyn Jones (June 2021). Public Protection are attending in a 'partnership' role. i.e. there may be some issues in HMO's that crop up that Public Protection need to or can deal with (Sept 23).		Dec-26	Rhys Thomas Emlyn Jones
Promoting & supporting communities	6.05	Bring first point of contact for SARTH in-house	To better integrate the approach with Denbighshire response and create efficiencies in the process by doing so.	Project in place and new arrangements due to go live on schedule on 1st April 2023. Further benefits of the new approach have been identified and will be maximised going forwards. (Feb 2023). This is now complete and business as usual. Further service development to follow. (Sept 2023)		Mar-23	Rhys Thomas Liz Grieve

