

Draft Denbighshire Operational Plan - completed actions in 2011/12 - August 2012

STRATEGIC OBJECTIVE	ACTION	PROJECT UPDATE	TARGET	COMPLETION	RESOURCE & PARTNERS
<p>1.</p> <p>AFFORDABLE HOUSING, SUSTAINABILITY AND WELSH CULTURE</p> <p>To increase the supply of affordable accommodation throughout the County in accordance with housing need.</p> <p>Working with local communities to preserve the Welsh Culture and ensure developments are sustainable.</p>	<p>1. To negotiate an element of affordable housing on all new sites.</p>	<p>The council has a policy to seek in the order of 30% affordable housing on all new housing planning applications.</p> <p>The first property to be built as part of the council's affordable housing policy was completed on 10th May 2006.</p> <p>The county's affordable housing strategy produced 58 affordable units in 2011/12 including:</p> <ul style="list-style-type: none"> - 39 rented/Homebuy properties with Social Housing Grant - 12 intermediate rented properties - 4 low cost homeownership properties without public subsidy - 1 empty home property (grant funded) - 1 property provided through commuted sum - 1 homebuy property through SCIF <p>Since 2004, the affordable housing policy has produced:</p> <ul style="list-style-type: none"> - 506 affordable homes throughout Denbighshire (April 2012) 	<p>To develop 54 affordable housing units by Mar. 2012.</p>	<p>58 affordable homes developed by Mar. 2012.</p>	<p>Private landlords, Community Groups, Residents/Tenants, Voluntary Agencies, Welsh Language Board, Snowdonia National Park, Menter Iaith, Rural Housing Enabler, Bangor University</p>
	<p>2. Review Denbighshire County Council's Affordable Housing Supplementary Planning Guidance (SPG).</p>	<p>The council in conjunction with other key partners have undertaken two Local Housing Market Assessments (LHMAs) and a Housing Need update with Glyndwr University. The housing need update was completed in Jun. 2011 and identified the need for 174 affordable properties per year for the next 5 years.</p> <p>These assessments have and will inform the review of DCC's affordable housing SPG, the Local Housing Strategy (LHS) and the Local Development Plan (LDP).</p>	<p>Finalise DCC Housing Needs update study by Jun. 2011.</p>	<p>Completed in Jun. 2011.</p>	

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<p>2. PRIVATE SECTOR HOUSING CONDITION</p> <p>To improve the quality of private sector housing across Denbighshire.</p> <p>To improve the energy efficiency of private sector housing and eliminate fuel poverty.</p> <p>To ensure that a wide range of housing options are available to people within the private sector.</p>	<p>1. To review the impact of the council's renewal areas.</p> <p>(AMENDED ACTION)</p>	<p>There are currently three renewal areas within Denbighshire, 2 in Rhyl and 1 in Denbigh. The Denbigh and Rhyl South East/West areas are approaching the end of their ten year designation and the council will now need to develop exit strategies for each of these areas.</p> <p>After developing these strategies, the council are proposing to undertake a new neighbourhood renewal assessment (NRA) in South West Rhyl, with a view to redeclaring this as a renewal area.</p>	<p>To complete an NRA for the South West Rhyl renewal area by Dec. 2011.</p>	<p>To be confirmed.</p>	<p>Private Landlords and Denbighshire Landlords Forum,</p> <p>Owner occupiers,</p> <p>DCC (Private Sector Renewal, Housing Services, Social Services, Supporting People),</p>
	<p>2. To improve housing quality within Houses of Multiple Occupation (HMOs)</p> <p>(AMENDED ACTION)</p>	<p>Additional licensing covers properties not included in the mandatory HMO scheme. Resources have been focused on an area where there is a high concentration of problematic properties in terms of housing standards. In 2011/12, the management of two HMOS was taken over by Enforcement Department of DCC.</p> <p>A pilot project to examine properties in the core area of Rhyl by establishing data sets and examining various ways forward was withdrawn due to a lack of funding.</p>	<p>To assist 30 cases/properties by Mar. 2012.</p> <p>Recruit a consultant by Oct. 2011.</p>	<p>41 cases/properties assisted by Mar. 2012.</p> <p>Action deleted.</p>	<p>Care & Repair,</p> <p>Home Energy Efficiency Scheme,</p> <p>National Energy Action Wales</p> <p>Utility companies,</p> <p>North Wales Strategic Regeneration Area,</p> <p>North Wales Police,</p>
	<p>3. To implement the Empty Homes Strategy for the County.</p>	<p>In April 2009 the council adopted its joint empty homes strategy, in conjunction with North Wales Housing to tackle the 800 long term empty properties (over 6 months) across the county. Actions to date include:</p> <ul style="list-style-type: none"> - Bringing back into use over 400 empty units - Developing 8 new affordable homes for sale or rent - Development of training opportunities for apprentices through Construction Skills Wales <p>The 2012 target was missed due to various scheme delays.</p>	<p>To bring 3 empty homes back into use for affordable housing by Mar. 2012.</p>	<p>1 empty property brought back into use by Mar. 2012.</p>	<p>Local colleges,</p> <p>Training agencies (Working Links),</p> <p>Welsh Assembly Government.</p>

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	4. To provide housing related support to those living in their own home.	<p>Llaw yn Llaw (Hand in hand) offers short term housing related support to enable older people to maintain the skills needed to manage their homes.</p> <p>The scheme includes assisting people to organise correspondence, sort out budgets, pay bills, ways to continue shopping independently or organise deliveries, make appointments, refer to other organisations and help keep in contact with the communities (clubs and societies).</p> <p>The target was missed due to referral difficulties.</p>	To assist 100 households to live independently through Law yn Llaw by Mar. 2012	56 households assisted.	
	5. To support the housing investment projects of the Strategic Regeneration Area (SRA).	<p>Established in 2008, a key aim of the North Wales Strategic Regeneration Area programme is to improve poor housing conditions, with particular emphasis upon West Rhyl. Working in conjunction with the council projects include:</p> <ul style="list-style-type: none"> - developed housing regeneration and neighbourhood management plans that have guided strategic funding decisions within West Rhyl for the next five years - undertaken low level housing need surveys and developed appropriate actions through the Coastal Housing Enabler - a Community Land Trust for local people within West Rhyl was established in March 2012 and is working with North Wales Housing to manage two properties within the area. 	<p>To develop a Rhyl Going Forward delivery plan by Jul. 2011.</p> <p>To develop a Neighbourhood management plan by Oct. 2011.</p>	<p>To be confirmed.</p> <p>To be confirmed.</p>	

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<p>3. HOMELESSNESS</p> <p>To prevent homelessness and provide a wide range of accommodation for homeless persons when homelessness is unavoidable.</p>	<p>1. To minimise the number of housing repossessions within the County.</p> <p>(AMENDED ACTION)</p>	<p>The all Wales Mortgage Rescue scheme funded by WG ceased in April 2011. Cymdeithas Tai Clwyd are self funding a Mortgage Rescue scheme within Denbighshire. This will allow some homeowners who meet the criteria to remain in their homes as tenants and allow them to avoid becoming homeless.</p> <p>The withdrawal of Welsh Government funding for Mortgage Rescue has resulted in fewer households being assisted. The complexities of the cases has resulted in some only requiring advice, some being unviable and others still being considered.</p>	<p>CTC Mortgage Rescue scheme to be launched by Jun. 2011.</p> <p>To complete 5 mortgage rescue cases from becoming homeless in 2011/12.</p>	<p>Completed by Jun. 2011.</p>	
	<p>2. To ensure housing prevention cases exceed statutory homeless acceptances.</p> <p>(NEW ACTION)</p>	<p>Homelessness Services has refocused services towards people exploring housing options and preventing homelessness applications whenever possible. A shortage of private rented sector accommodation meant that the target was narrowly missed.</p> <p>The use of mobile bus has enabled regular housing advice surgeries/fairs across the County. Key partners within the project include the local Housing Associations, Private Landlords and advice agencies such as Shelter and the Citizen's Advice Bureau.</p> <p>The housing advice approach has been adapted from a series of larger fairs to a one large fair in North Denbighshire and a series of smaller fairs in southern Denbighshire. Events were held in Rhyl, Llangollen and Corwen.</p>	<p>To prevent more cases than homelessness acceptances by Mar. 2012.</p> <p>To ensure the whole County has had the opportunity to access mobile housing advice/fair by Mar. 2012.</p>	<p>98% of target achieved by Mar. 2012.</p> <p>Completed by Mar. 2012.</p>	

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<p>4.</p> <p>SOCIAL HOUSING</p> <p>To improve the quality of social housing throughout Denbighshire and develop services that are responsive to customers' needs.</p> <p>To make the best use of existing social rented housing stock by reducing levels of under occupation and overcrowding.</p>	<p>1. To undertake a feasibility study into developing common access routes to housing.</p>	<p>In November 2010 the Denbighshire and Conwy Strategic Housing Partnership, in conjunction with Wrexham and Flintshire councils, commissioned Glyndwr University to examine new ways of accessing affordable housing across the region. The study which involved local Housing Associations has:</p> <ul style="list-style-type: none"> - Reviewed local allocation policies and procedures; low cost homeownership registers and arrangements with the private rented sector - Recommended a range of cost effective access to housing models for all partners to consider. <p>Glyndwr University completed the feasibility study in Aug. 2011 and the decision has been taken by the partnership to develop the Common Allocation and Common Housing Register. The Single Access Route to Housing (SARTH) project Manager was recruited in January 2011. The project has been registered on the corporate risk register and is being monitored due to it's size.</p>	<p>Undertake a feasibility review into developing common access routes to housing by Aug. 2011.</p>	<p>Completed in Aug. 2011.</p>	
<p>Project running to schedule/no major barriers</p>					
<p>Project subject to minor time slippage/minor barriers</p>					
<p>Project subject to major time slippage/critical barriers that may cause project to fail</p>					