

What we will do

- Increase the supply of affordable housing through the “Build & Buy” programme providing a choice of tenures and property types in locations that meet demand.
- Evaluate existing stock for best use, redevelop, refurbish or reclassify to maintain choice and supply.
- Progress and strengthen existing work on empty properties, using all available means including “buy-back” and compulsory purchase.
- Make it easier for people to apply for housing by working effectively with RSL partners to develop balanced waiting lists and nominations.
- Evolve the Local Lettings Agency to promote good practice, high standards and provide more choice of tenure to meet needs.
- Proactively engage with private developers to maximise the benefit of market housing and ensure effective use of the planning process to deliver affordable housing contributions.
- Bring forward housing development strategies in partnership.

What we will do

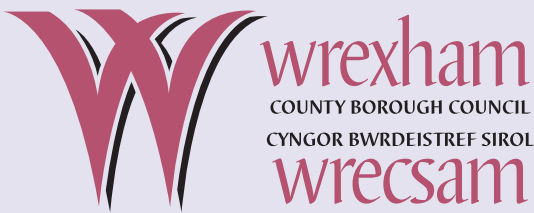
- Develop a preventative housing management approach that proactively identifies and responds to complex needs and vulnerabilities and promotes services that maximise the sustainability of tenancies and prevents homelessness.
- Embrace and support use of new technologies to provide health, housing and community solutions making access to services easier and more efficient.
- Enable people to provide timely feedback on their experiences and aspirations of housing and housing related services and demonstrate how this shapes future service provision.
- Continue to promote effective local and regional partnership work for solutions that meet stated needs and make efficient use of resources.
- Review housing and housing services for older people, including support, stock and development of future housing solutions.
- Deliver on commitment to provide additional pitches for Gypsies, Roma and Travellers following the completion of a needs assessment.

Why?

- Preventing homelessness remains a priority, services need to adapt to remain focused and diligent in a changing environment.
- As we enter a new climate of welfare reform, services need to be streamlined and focused on customers needs in order to increase prosperity. People require help in their homes and with finances to maximise the chance of achieving sustainable tenancies.
- Technologies continue to advance, as does the reliance of services on them. Easy and efficient services provide many opportunities to redefine how we work, enable, care for and engage with customers, particularly those with complex needs.
- Funding of older peoples support services is likely to reduce which will require an adequate strategy and partnership responses to counterbalance.

What success looks like

- Delivery of 5 new build sites which will contain specialist housing units for complex needs.
- Reduced homelessness through developing Housing Register administration and collaborative focused work with RP's and engaging.
- Increased engagement and consultation with tenants in a number of contexts including tenancy support and service development.
- Person- centred support options for those with vulnerabilities or complex needs, creating more sustainable tenancies.
- PL 1- Sustain: The number of empty properties brought back into use through Council activity. Contribute to meet target of 33 annually.
- E3 - Proportion of children in households with less than 60% median income (in poverty). Contribute to create an improving trend on existing figure of 18.7% annually.



Why?

- A response to population growth and an aging population, is needed to shape and match increasing support needs.
- Housing supply needs to underpin economic growth and needs to progress at a similar rate, attractive affordable housing for purpose is a key enabler.
- Welfare reform is gaining momentum and whilst the consequences have yet to be fully quantified, housing services need to evolve to be best placed to react.
- The expanding Private Rented Sector is a popular choice and a viable option for people facing the loss of their own accommodation; landlords and tenants will benefit from cohesive work to improve accessibility and standards.
- Empty properties are potential homes; a determined approach to bringing them back into use will create more supply, more choice as well as increased vibrancy and visual impact.

What success looks like

- More homes available through re-development, enforcement and new build social and affordable models.
- New social houses being built, incorporating employment and apprentice schemes: 2017/18 – 45 units over 5 sites / 2018/19 – 165 units over 8 sites / 2019/20 – 1 unit
- Council New Build Developments projected for Nant Silyn, Plas Madoc, Croes Newydd.
- 571 affordable model units projected to become available via S106, period 2018-23
- Ensure that the Authority maintains a 5 year supply of deliverable housing land
- Easier access to housing through developing Housing Register administration, resulting in reduced waiting lists.
- PL 1- Sustain: The number of empty properties brought back into use through Council activity. Contribute to meet target of 33 annually.

This all contributes to council plan Priority PL1: **Promoting good quality homes and regeneration**, specifically contributing to increasing the number of new units of affordable housing developed and the number of empty properties brought back into use through Council activity.

What we will do

- Commit to the ongoing maintenance and repair of all Council homes following the achievement of WHQS standards, to ensure homes are economical, attractive and meet the needs and aspirations of customers.
- Positive use of planning legislation, licencing and enforcement to reduce the impacts resulting from empty, poorly managed or maintained properties particularly within the town centre, contributing to better conditions for wellbeing and economic growth.
- Continuing to review our housing management approach to multi-tenure communities to provide an improved and efficient response to quality of life issues.
- Innovate in terms of the design of new homes and adaptation of existing stock, to making best use of resources and improve sustainability.
- Develop and promote energy efficiency strategies and services for both the public and private sector to reduce fuel poverty and protect the environment.
- Remain dedicated to adapting homes where appropriate, supporting the notion of lifetime homes and independent living.

Why?

- The appearance and attraction of Wrexham town centre needs to improve and positive management and housing renewal can make key contributions.
- Construction of new homes has to meet statutory regulations, it is also aspirational to build homes that exceed expectations.
- Improve affordability, vibrancies and ensure consistent outcomes throughout public and private sectors.
- Good quality housing supports economic development and regeneration and will make Wrexham a more prosperous place in which to work, live and visit.
- Promote healthier and environmentally friendly communities and climates and maximise income for our tenants through reduced outgoings.

What success looks like

- E1 - Total value of investment in physical regeneration. Contribute to meet target of £4.5million annually.
- E2- Gross jobs created where the Council was directly involved. Contribute to meet target of 300 annually.
- E3 - Proportion of children in households with less than 60% median income (in poverty). Contribute to create an improving trend on existing figure of 18.7% annually.
- E3 -Percentage of workless households in Wrexham. Contribute to create an improving trend on existing figure of 18.6% annually.
- 100% completion of WHQS to Council homes that have allowed access by 2020
- 100% of HMO's licenced and registered with Rent Smart Wales
- Increased number of residents that feel safe in Wrexham County Borough, including town centre and local areas.
- Support mixed, balanced and sustainable communities, working with partners to ensure that all residential development contributes to meeting the identified needs of the whole community.

Similarly council plan Priority PL1: **Promoting good quality homes and regeneration** is also supported through these actions.

