

CYNGOR SIR CEREDIGION COUNTY COUNCIL

Report to: Healthier Communities Overview & Scrutiny Committee

Date of meeting: 5th March 2025

Title: Local Housing Strategy – Action Plan

Purpose of the report: For information and update on the delivery of the Local Housing Strategy

Reason Scrutiny have requested the information:

For information on the delivery of the Action Plan for the Local Housing Strategy – Housing for All (2023 – 2028)

Cabinet Portfolio and Cabinet Member:

Councillor Matthew Vaux

Background

The purpose of the Local Housing Strategy is to set out a clear vision for housing within the county, along with the key priorities which identify and respond to the challenges ahead for the 5 years, 2023 – 2028

In order to deliver our Local Housing Strategy, we have highlighted that the actions and measures identified will be monitored through the Strategic Housing Partnership and, as and when appropriate, Overview and Scrutiny. This monitoring will be formed through an Action Plan.

The Plan highlights the objectives identified within the Local Housing Strategy, together with the actions and detail as to how we envisage this to be achieved. Each action point has a clear measure/s and will support us in reaching our desired outcomes. As a result, the developed Action Plan is presented to Scrutiny for information. We acknowledge that the Housing Strategy and actions set out within are not achievable solely by the Housing Team and as such, clear partnership working is highlighted within the Plan.

It is anticipated that the Action Plan will be reviewed, amended and updated annually throughout the life of the Strategy. It is for that reason that it is shared with Healthier Communities Overview and Scrutiny, highlighting the progress in the first year (1st October 2023 to 30th September 2024)

Current Situation

On reviewing the Action Plan, we have been able to identify the following progress for year 1:

Action Completed: **3**

Action is on track and performing well: **42**

Action has some issues which are being managed: **9**

Action requires urgent attention: **4**

From the above, we can see that **78%** of our actions are being successfully achieved and managed. This is very pleasing to note and welcome the continued success of the team and our partners.

Some key successes are:

- **Review Ceredigion County Council website to ensure current information is available** – this action is ensuring that the whole of the Housing service are providing accurate information to the public.
- **Complete the review of the Additional Licensing Scheme** – this action is in reference to the Licensing of Houses in Multiple Occupation and ensures the safety of shared housing. The scheme came into effect in July 2024 and is in place for 5 years.
- **Proceed with the internal governance and official adoption of the Rapid Rehousing Plan (2023-2028)** – this solidifies our approach to homeless prevention. This was agreed by Overview and Scrutiny, early 2024.

Furthermore, the ongoing actions below show great achievements and successes:

1) Utilise Grant funding (Land and Building Development Fund) to increase the supply of affordable housing

Measure: · Number of units provided through LBDF - **5**

Progress:

Total spend (to date): £1,735,000

Talks ongoing for one further property

Case Study

Property purchased for family with disabled child.

- 4 bed accessible property required, with lift/track hoists.
- No suitable property is current housing stock
- Purchase has enabled family of 6 to be rehoused in suitable and safe accommodation, in a timely manner

2) Deliver the Community Housing Scheme

Measure:

Number of homes secured through the scheme: **4**

Progress:

No of enquiries: **20**

No of applications: **7**

No of certificates: **6**

No of approvals: **6**

Total paid: **£109,000**

Total approved: **£294,750**

16% of total pot (£1,700,000)

We recognise that the numbers are lower than we would hope and therefore we are currently working scheme promotion. Slow starts to such schemes has been noted across Wales. External influences are affecting the mortgage market. We will be holding Landlord and Agent Forums to promote the scheme, during spring. As an achievement we are pleased that 4 properties have been purchased and hope to see this increase further. We continue to streamline and review our processes as we learn more and improve the system.

3) Promote ECO4 to ensure residents are aware of the funding opportunities available

Measure:

Number of declarations issued: **508**

| | Applications received/assessed: | Number of Declarations issued: |
|--------------|---------------------------------|--------------------------------|
| Oct – Dec | 144 | 138 |
| Jan – March | 144 | 133 |
| April – June | 145 | 137 |
| July - Sept | 102 | 100 |
| | Total: 535 | Total: 508 |

4) Review and maximise use of temporary Welsh Government funding to prevent homelessness

Measures:

Number of households where homelessness is prevented: **115 (72.5% / 59.6% / 62.9% / 69.4%)**

Number of households moving into suitable accommodation: **89**

Allocations of homeless households made into social housing: **69**

Further detail and graphs can be found in the Appendix, showing the Progress Report.

Whilst we recognise that 4 actions require immediate action and attention, these are often beyond our control. However, during the 3 months since this analysis, we have developed a plan to resolve these issues and are making progress, once again. This will be evident in the next report produced.

- Review the Terms of Reference for the Landlord Steering Group
- Hold regular Landlord Steering Groups
- Hold regular Landlord Forums

All three of the above points can be remedied once a location and meeting has been arranged. This will move these actions quickly from Red to Blue and Green.

- Explore accessing the Empty Properties Enforcement Fund to facilitate appropriate enforcement action to bring properties back into use

Progress on this action has been delayed due to a vacant post in Welsh Government, who will provide training for the Housing Team in this area. This training will be programmed in with the Welsh Government at the earliest opportunity.

Further detail and graphs can be found in the Appendix, showing the Progress Report.

The Action Plan remains a partnership plan and regular monitoring together with presenting updates at the Strategic Housing Partnership is also supporting the progress. The Action Plan will also be reviewed and updated annually to ensure that it is up to date and reflective of the current climate.

Wellbeing of Future Generations:

Has an Integrated Impact Assessment been completed? If, not, please state why.

An Integrated Impact Assessment has not been developed for the Action Plan. However, there is an IIA in place for the overarching Housing Strategy.

Summary of Integrated Impact Assessment:

Long term: Please see IIA for Local Housing Strategy

Collaboration:

Involvement:

Prevention:

Integration:

Recommendation(s):

For information only

Reasons for decision:

N/A

Contact Name: Llŷr Hughes

Designation: Corporate Manager – Housing Services

Date of Report: 31/01/2025

Acronyms:

N/A



Local Housing Strategy— Action Plan Summary (Year 1)



Key

| | |
|-------|--|
| Blue | Action Completed |
| Green | Action is on track and performing well |
| Amber | Action has some issues which are being managed |
| Red | Action requires urgent attention |

| Priority | Objective | Action | Progress | Page |
|--|--|--|----------|------|
| 1.1 Provide housing that meets our communities' needs | Work with partners to develop accommodation to address needs and emerging trends | Through the use of the Programme Development Plan ensure spend of Social Housing Grant in developing of new schemes. Using the Housing Register and in collaboration with Partner agencies, recognise true data and develop appropriate solutions in making best use of existing stock | | 1 |
| | Identify and enable the delivery of new sites to include Affordable housing | Through the use of S106 agreements ensure all newly developed sites have an inclusion of Affordable properties | | 2 |
| | Maximise the funding streams available to build Affordable housing | Evaluate the current affordable housing products available to maximise options and new initiatives | | 3 |
| | Increase the range of Affordable housing option tenures, including Low-Cost Home Ownership, to enable people to remain in the County | Deliver the Community Housing Scheme | | 4 |
| | | Continue to deliver the Discount for Sale Planning Gain Affordable Housing | | 5 |
| | | Utilise grant funding (Land and Building Development Fund) to increase the supply of affordable housing | | 6 |
| | Work with partners and community groups to deliver Affordable housing through the use of publicly owned assets | Liaise with our Estates Department to review Council owned assets | | 7 |

| | | | | |
|--|--|---|--|----|
| | Support the Rural Housing Enabler and community groups to address the shortage of Affordable homes in rural communities | Further develop and promote Community Land Trusts in the County | | 8 |
| | | Gather additional community data to inform future plans and strategies, uncovering hidden housing needs | | 9 |
| | Consider the evidenced influence of second homes in the County and take measures | Introduction of the increased second homes premium | | 10 |
| | Consider Commuted Sums and Council Tax Premiums in order to facilitate future development and community schemes | Utilise the available funding pots to develop the Community Housing Scheme | | 11 |
| | Consider reviewing the level of Council Tax premium on both long-term empty properties and second homes to assist the objective of bringing long-term empty homes back into use and to increase the supply of affordable housing and enhancing the sustainability of local communities | Introduction of the increased Council Tax Premiums for empty properties | | 12 |
| | Support the local economy and local contractors through the Council's Procurement Policy | Hold an annual engagement event to increase number of Contractors on the Council Framework for Grants | | 13 |
| | | Consider alternative procurement arrangements for grants and adaptations | | 14 |

| Priority | Objective | Action | Progress | Page |
|----------|---|--|----------|------|
| 1.2 | Engage with partners to raise standards through identification of poor housing standards | Review the Terms of Reference for the Landlord Steering Group | | 15 |
| | | Hold regular Landlord Steering Groups | | 16 |
| | Work with Landlords and Homeowners to identify and remove high risk hazards (Category 1 HHSRS) to improve housing standards | Review Ceredigion County Council website to ensure current information is available | | 17 |
| | | Promote the availability of the Home Improvement Loans | | 18 |
| | | Hold regular Landlord Forums | | 19 |
| | Support communities to secure funding and guidance to improve the energy efficiency and fuel economy of their homes | Promote ECO4 to ensure residents are aware of the funding opportunities available | | 20 |
| | | Explore alternative funding schemes and opportunities to ensure energy efficient homes | | 21 |
| | Work with Partners to improve thermal efficiency in the housing stock and reduce fuel poverty | Improve existing Social Housing properties to WHQS | | 22 |

| | | | |
|---|--|--|----|
| Maximise funding opportunities and enforcement provisions to bring empty dwellings back into use | Review and update the Empty Property Action Plan | | 23 |
| | Explore accessing the Empty Properties Enforcement Fund to facilitate appropriate enforcement action to bring properties back into use | | 24 |
| | Continue to promote the Empty Property Loan | | 25 |
| | Continue to promote the National Empty Homes Scheme and develop any other appropriate schemes | | 26 |
| Work with Registered Social Landlords and other partners to utilise empty dwelling stock through purchase or leasing arrangements | Work with RSLs and other partners through the Empty Properties Working Group | | 27 |
| Ensure Landlords meet legislative requirements through robust enforcement | Take appropriate enforcement action to address hazards | | 28 |
| Ensure all qualifying Houses in Multiple Occupation in the County are licensed | Identify unlicensed HMOs and take action to regulate these properties | | 29 |

| | | | | |
|--|---|--|--|----|
| | Maintain appropriate Additional Licensing Schemes for smaller Houses in Multiple Occupation and residential caravan sites | Complete the review of the Additional Licensing Scheme | | 30 |
| | | Liaise with Partners to maintain licensing of residential caravan sites | | 31 |
| | Expand Leasing Scheme Wales to improve provision of affordable rented accommodation | Consider promotion opportunities of the Leasing Scheme Wales | | 32 |
| | | Secure additional properties to Leasing Scheme Wales in line with Welsh Government targets | | 33 |
| | Work with Partners to deliver a range of adaptations to support independent living and hospital discharge | Review and streamline procedures in collaboration with partners to deliver a range of adaptations and support hospital discharge | | 34 |
| | | Work with partners, including contractors, to deliver adaptations in a timely manner | | 35 |
| | | Improve the Accessible Housing Register to maximise opportunities | | 36 |

| Priority | Objective | Action | Progress | Page |
|----------|---|--|----------|------|
| 2.1 | Work to prevent homelessness through a range of interventions | Review and maximise use of temporary Welsh Government funding to prevent homelessness | | 37 |
| | Ensure Temporary Accommodation is suitable | Review and renew lease and management arrangements of Temporary Accommodation | | 39 |
| | | Maintain standards and compliance within Temporary Accommodation | | 40 |
| | Develop services to manage the rapid transition to tenancies | Proceed with the internal governance and official adoption of the Rapid Rehousing Plan | | 41 |
| | | Implement the Rapid Rehousing Plan and address actions within it | | 42 |
| | Review the Common Allocations Policy in light of changing demands and legislation | Review the Common Allocations Policy and address changes in demand and legislation through consultation and governance | | 44 |

| Priority | Objective | Action | Progress | Page |
|----------|--|---|----------|------|
| 2.2 | Promote all funding options that are available for Landlords, Tenants and Owner Occupiers to improve their homes | Develop a rolling programme of press release information, in collaboration with Partners | | 45 |
| | | Ensure presence at relevant events promoting funding opportunities | | 46 |
| | Provide support, advice and assistance to Tenants, Landlords and Owner Occupiers to raise standards across all tenures | Ensure residents of Ceredigion are advised appropriately of their rights | | 47 |
| | | Ensure the Ceredigion County Council website is reflecting up to date information | | 48 |
| | | Appropriate signposting and referrals to Housing Standards and Rent Smart Wales | | 49 |
| | Develop and promote support solutions for tenants enabling access to early support to sustain tenancies | Recommission Support Services in line with published Housing Support Programme | | 50 |
| | Enable people to move to alternative accommodation when appropriate and feasible to do so | Maximise use of funding to encourage move on | | 51 |
| | | Maximise Leasing Scheme Wales to take full advantage of funding | | 52 |
| | Enable people to move to alternative accommodation when appropriate and feasible to do so | Build Private Rented Sector links to maximise opportunities for residents to move into private rented accommodation | | 53 |

| | | | | |
|--|---|--|--|----|
| | Enable people to move to alternative accommodation when appropriate and feasible to do so | Promote and review the Rent Guarantee Scheme | | 54 |
| | | Develop the Accessible Housing Register to ensure best matches | | 55 |
| | | Continue to utilise the Housing Register and Common Allocation Policy to ensure best matches and move on opportunities, first time | | 56 |
| | Seek to support schemes which enable continued independent living in peoples' own homes and communities | Continue to fund and support appropriate schemes | | 57 |
| | | Maximise grant opportunities to ensure safe hospital discharges | | 58 |
| | Promote access to support services through the internal Housing Support Gateway | Raise awareness with Professionals of appropriate pathways to housing support | | 59 |
| | | Ensure website information is up to date | | 60 |



Local Housing Strategy— Action Plan Report Cards (Year 1)



| | | | | | | | | | | | |
|--|---|---|-----------|----|-------------|---|-----------------|----|--------------|---|--------------|
| Work with partners to develop accommodation to address needs and emerging trends | | | | | | | | | | | |
| Through the use of the Programme Development Plan ensure spend of Social Housing Grant in developing of new schemes. Using the Housing Register and in collaboration with Partner agencies, recognise true data and develop appropriate solutions in making best use of existing stock | Senior Housing Officer – Affordable Housing Senior Housing Officer – Strategy & Monitoring | <ul style="list-style-type: none"> • Money spent • Number and type of units delivered | Years 1-5 | | | | | | | | |
| <p><u>Progress: October 2023-September 2024</u></p> <p>October to December 2023 saw 3 new developments be fully allocated. The 3 new sites: namely Cae Dan yr Haidd (Penparcau) Tregerddan (Bow Street) and Tenby Road (Cardigan) brought 36 new properties ranging from 1 bed through to 4 beds. The sites also included purpose-built properties enabling a better standard of living for those families.</p> <p><u>Measures:</u></p> <ul style="list-style-type: none"> • Money spent £7,529,378 SHG spent • Number and type of units delivered <table border="1" data-bbox="206 1023 624 1267"> <tr> <td>10</td> <td>1 bed flats</td> </tr> <tr> <td>2</td> <td>3 bed bungalows</td> </tr> <tr> <td>14</td> <td>2 bed houses</td> </tr> <tr> <td>2</td> <td>4 bed houses</td> </tr> </table> | | | | 10 | 1 bed flats | 2 | 3 bed bungalows | 14 | 2 bed houses | 2 | 4 bed houses |
| 10 | 1 bed flats | | | | | | | | | | |
| 2 | 3 bed bungalows | | | | | | | | | | |
| 14 | 2 bed houses | | | | | | | | | | |
| 2 | 4 bed houses | | | | | | | | | | |

| Identify and enable the delivery of new sites to include Affordable housing | | | |
|---|-------------------------|--|-----------|
| Through the use of S106 agreements ensure all newly developed sites have an inclusion of Affordable properties | Planning Policy Manager | • Number of affordable housing units built | Years 1-5 |
| <p><u>Progress: October 2023-September 2024</u></p> <p><u>Measure:</u></p> <ul style="list-style-type: none"> • Number of affordable housing units built <p>9 Discount for Sale Units built (completed) through s106 agreement.</p> | | | |

| Maximise the funding streams available to build Affordable housing | | | |
|---|---|---|-----------|
| Evaluate the current affordable housing products available to maximise options and new initiatives | Senior Housing Officer – Affordable Housing | • Range of affordable housing tenures available | Years 1-5 |
| <p><u>Progress: October 2023-September 2024</u></p> <p><u>Measure:</u></p> <p>• Range of affordable housing tenures available</p> <p>Consideration being given to reopening Homebuy LBDF funding has been utilised to purchase several properties, increasing the range of affordable housing.</p> <p>Tenures currently available:</p> <ul style="list-style-type: none"> • Social housing • Intermediate rent • Rent to Own • Discount for Sale | | | |

Increase the range of Affordable housing option tenures, including Low-Cost Home Ownership, to enable people to remain in the County

| | | | |
|--------------------------------------|-------------------------|--|-----------|
| Deliver the Community Housing Scheme | Planning Policy Manager | • Number of homes secured through the scheme | Years 1-5 |
|--------------------------------------|-------------------------|--|-----------|

Progress: October 2023-September 2024

No of enquiries: **20**
 No of applications: **7**
 No of certificates: **6**
 No of approvals: **6**

Total paid: **£109,000**
 Total approved: **£294,750**
16% of total pot (£1,700,000)

Measure:

• **Number of homes secured through the scheme**



| | | | |
|--|--|--|-----------|
| Increase the range of Affordable housing option tenures, including Low-Cost Home Ownership, to enable people to remain in the County | | | |
| Continue to deliver the Discount for Sale Planning Gain Affordable Housing | Planning Policy Manager Senior Housing Officer – Affordable Housing | <ul style="list-style-type: none"> • 20% of all units are affordable • Range of affordable housing tenures available | Years 1-5 |
| <p><u>Progress: October 2023-September 2024</u></p> <p>The information relating to the number of units will be available annually only and released in May/June for 23/24</p> <p><u>Measures:</u></p> <ul style="list-style-type: none"> • 20% of all units are affordable 10% for financial year 23/24 • Range of affordable housing tenures available <ul style="list-style-type: none"> • Social housing • Intermediate rent • Rent to Own • Discount for Sale | | | |

| | | | |
|---|---|---|-----------|
| Increase the range of Affordable housing option tenures, including Low-Cost Home Ownership, to enable people to remain in the County | | | |
| Utilise grant funding (Land and Building Development Fund) to increase the supply of affordable housing | Senior Housing Officer – Affordable Housing | • Number of units provided through LBDF | Years 1/2 |
| <p><u>Progress: October 2023-September 2024</u></p> <p>Total spend (to date): £1,735,000</p> <p>Talks ongoing for one further property</p> <p><u>Measure:</u></p> <p>• Number of units provided through LBDF</p> <p>5 units purchased using Land and Building Development Fund</p> | | | |

| Work with partners and community groups to deliver Affordable housing through the use of publicly owned assets | | | |
|---|-----------------------------|--|-----------|
| Liaise with our Estates Department to review Council owned assets | Corporate Manager – Housing | • % of reviews completed of Council owned assets | Years 1/2 |
| <p><u>Progress: October 2023-September 2024</u></p> <p>Discussions have taken place with the Assets Team to identify potential opportunities.</p> <p>A Paper has been taken to LG, with agreement granted to further explore the opportunities that have presented themselves, as one of our partner RSL's are looking to potentially return leasehold properties to the LA.</p> <p>Internal discussions have taken to place with key services regarding the practicalities of this option and some next steps established.</p> <p>Estates liaising directly with the RSL who are looking to potentially return Council owned assets on short leasehold arrangements to the LA, which have been vacant for some time.</p> <p>Housing Service seeking to see if there are other opportunities that may have similar arrangements in place to increase the supply of Affordable and/or Specialist Housing provision for Ceredigion residents along with reducing the number of Empty properties in county.</p> <p>Assets Service are reviewing an offer and considering next steps on the proposal put forward. Housing are working closely with the service to look at potential opportunities that they could present to the LA TAW model</p> <p><u>Measure:</u></p> <ul style="list-style-type: none"> • % of reviews completed of Council owned assets <p>Ongoing</p> | | | |

| Support the Rural Housing Enabler and community groups to address the shortage of Affordable homes in rural communities | | | |
|--|--|---|-----------|
| Further develop and promote Community Land Trusts in the County | Senior Housing Officer – Affordable Housing Senior Housing Officer – Strategy & Monitoring Rural Housing Enabler | <ul style="list-style-type: none"> • Meetings with Rural Housing Enabler • Community Engagement | Years 1/2 |
| <p><u>Progress: October 2023-September 2024</u></p> <p>Quarterly meetings held between Ceredigion Housing Team and the Rural Housing Enabler.</p> <p>Public meetings held in rural communities and supported by Ceredigion County Council. The collaboration has resulted in responses to Consultations, and they have been recognised within Policy documents. There continues to be ongoing support with future events planned.</p> <p>4Llan CLT is progressing to registration and support is being provided as and when required. A site has potentially been identified.</p> <p>Regular meetings held with RHE</p> <p>Community engagement undertaken and ongoing</p> <p><u>Measures:</u></p> <ul style="list-style-type: none"> • Meetings with Rural Housing Enabler Quarterly meetings held between Ceredigion County Council and the Rural Housing Enabler • Community Engagement Public meetings held in rural communities and supported by Ceredigion County Council. There continues to be ongoing support with future events planned. | | | |

| Support the Rural Housing Enabler and community groups to address the shortage of Affordable homes in rural communities | | | |
|---|-----------------------|-------------------------------|-----------|
| Gather additional community data to inform future plans and strategies, uncovering hidden housing needs | Rural Housing Enabler | • Additional needs identified | Years 1-5 |
| <p><u>Progress: October 2023-September 2024</u></p> <p>The RHE continues to work with local communities to identify needs. A number of surgeries have been held to expand the 4Llan opportunities.</p> <p>The Llangrannog community are also working with Cwmpas to explore options.</p> <p><u>Measure:</u></p> <ul style="list-style-type: none"> • Additional needs identified <p>The Rural Housing Enabler continues to work with local communities to identify needs.</p> | | | |

Consider the evidenced influence of second homes in the County and take measures

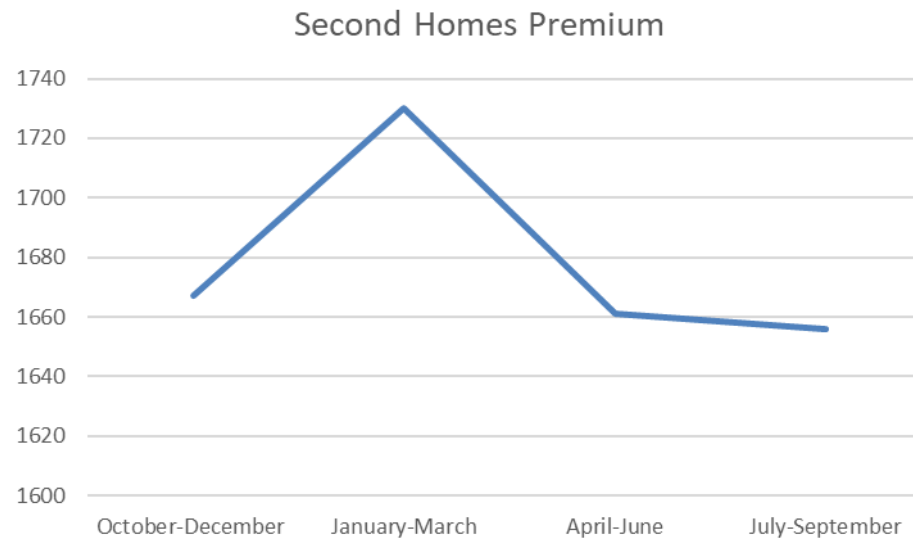
| | | | |
|--|--|-----------------------------------|-----------|
| Introduction of the increased second homes premium | Corporate Manager – Revenues and Financial Assessments | • Number of second homes recorded | Years 1-5 |
|--|--|-----------------------------------|-----------|

Progress: October 2023-September 2024

The increased premium for Second Homes & Long-Term empty properties takes effect from 01.04.2024

Measure:

- **Number of second homes recorded**



Consider Commuted Sums and Council Tax Premiums in order to facilitate future development and community schemes

| | | | |
|--|---|--|-----------|
| Utilise the available funding pots to develop the Community Housing Scheme | Corporate Manager – Revenues and Financial Assessments Planning Policy Manager | <ul style="list-style-type: none"> • Money spent • Number of properties purchased through the Community Housing Scheme | Years 1-5 |
|--|---|--|-----------|

Progress: October 2023-September 2024

Measures:

• **Money spent**

Total paid: **£109,000**

Total approved: **£294,750**

16% of total pot (£1,700,000)

• **Number of properties purchased through the Community Housing Scheme**

4 properties purchased



Consider reviewing the level of Council Tax premium on both long-term empty properties and second homes to assist the objective of bringing long-term empty homes back into use and to increase the supply of affordable housing and enhancing the sustainability of local communities

| | | | |
|---|--|--|-----------|
| Introduction of the increased Council Tax Premiums for empty properties | Corporate Manager – Revenues and Financial Assessments | • Number of empty properties brought back into use | Years 1-5 |
|---|--|--|-----------|

Progress: October 2023-September 2024

The increased premium for Second Homes & Long-Term empty properties takes effect from 01.04.2024

Measure:

- **Number of empty properties brought back into use**

114 properties brought back into use

Long term empties subject to Premium

| Period | Number of Properties |
|------------------|----------------------|
| July-September | 520 |
| April-June | 550 |
| January-March | 630 |
| October-December | 610 |

| Support the local economy and local contractors through the Council’s Procurement Policy | | | |
|--|--|--|-----------|
| Hold an annual engagement event to increase number of Contractors on the Council Framework for Grants | Senior Housing Officer – Adaptations & Energy Efficiency | • Number of Contractors on the Council Framework | Years 1-5 |
| <p><u>Progress: October 2023-September 2024</u></p> <p>A Contractor Engagement Event was held 12/12/2023.</p> <p>Representatives from Housing Grants, Procurement and OT Service were present, and 8 contractors attended the event.</p> <p><u>Measure:</u></p> <ul style="list-style-type: none"> • Number of Contractors on the Council Framework <p>6 Contractors</p> | | | |

| | | | |
|---|---|---|-----------|
| Support the local economy and local contractors through the Council's Procurement Policy | | | |
| Consider alternative procurement arrangements for grants and adaptations | Senior Housing Officer – Adaptations & Energy Efficiency Registered Social Landlords | • Enhancing the options available to undertake adaptation works | Years 1-2 |
| <p><u>Progress: October 2023-September 2024</u></p> <p>Discussions are taking place with Procurement and Legal to deliberate options available to CCC.</p> <p>WWH are happy with their current procurement arrangements and there are no plans for reviewing.</p> <p>Caredig are happy with their current procurement arrangements and there are no plans for reviewing.</p> <p><u>Measure:</u></p> <ul style="list-style-type: none"> • Enhancing the options available to undertake adaptation works <p>Options remain limited at present</p> | | | |

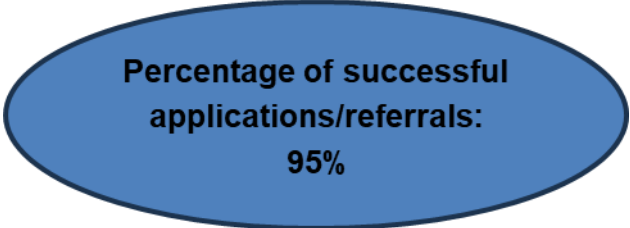
| | | | |
|--|--|-------------------|--------|
| Engage with partners to raise standards through identification of poor housing standards | | | |
| Review the Terms of Reference for the Landlord Steering Group | Senior Housing Officer – Housing Standards | • Review complete | Year 1 |
| <p><u>Progress: October 2023-September 2024</u></p> <p>Experiencing difficulty in arranging a Steering Group meeting, due to access into Canolfan Rheidol. TOR will be discussed at this point.</p> <p><u>Measure:</u></p> <ul style="list-style-type: none"> • Review complete <p>Action Required</p> | | | |

| | | | |
|--|--|---------------------------|-----------|
| Engage with partners to raise standards through identification of poor housing standards | | | |
| Hold regular Landlord Steering Groups | Senior Housing Officer – Housing Standards | • Quarterly meetings held | Years 1-5 |
| <p><u>Progress: October 2023-September 2024</u></p> <p>Experiencing difficulty in arranging a Steering Group meeting, due to access into Canolfan Rheidol. TOR will be discussed at this point.</p> <p><u>Measure:</u></p> <ul style="list-style-type: none"> • Quarterly meetings held <p>Action Required</p> | | | |

| | | | |
|--|--|--|--------|
| Work with Landlords and Homeowners to identify and remove high risk hazards (Category 1 HHSRS) to improve housing standards | | | |
| Review Ceredigion County Council website to ensure current information is available | Senior Housing Officer – Housing Standards | <ul style="list-style-type: none"> • Review complete • Number of Category 1 Hazards eliminated | Year 1 |
| <p><u>Progress: October 2023-September 2024</u></p> <p><u>Measures:</u></p> <ul style="list-style-type: none"> • Review complete This piece of work has been undertaken and concluded. CCC website now reflects current and up to date information. • Number of Category 1 Hazards eliminated 7 x Category 1 hazards removed | | | |

| | | | |
|--|---|---|-----------|
| Work with Landlords and Homeowners to identify and remove high risk hazards (Category 1 HHSRS) to improve housing standards | | | |
| Promote the availability of the Home Improvement Loans | Senior Housing Officer – Affordable Housing | • Number of Home Improvement Loans issued | Years 1-5 |
| <p><u>Progress: October 2023-September 2024</u></p> <p><u>Measures:</u></p> <ul style="list-style-type: none"> • Number of Home Improvement Loans issued <p>0 Loans issued to date</p> | | | |

| | | | |
|---|--|---------------------------|-----------|
| Work with Landlords and Homeowners to identify and remove high risk hazards (Category 1 HHSRS) to improve housing standards | | | |
| Hold regular Landlord Forums | Senior Housing Officer – Housing Standards | • Bi-annual meetings held | Years 1-5 |
| <p><u>Progress: October 2023-September 2024</u></p> <p>No Landlord Forum has been held this year. The Steering Group needs to take place first to agree the agenda/speakers.</p> <p><u>Measure:</u></p> <ul style="list-style-type: none"> • Bi-annual meetings held <p>Action required</p> | | | |

| Support communities to secure funding and guidance to improve the energy efficiency and fuel economy of their homes | | | | | | | | | | | | | | | | | | | | | |
|--|--|---|-----------|--|---------------------------------|--------------------------------|-----------|-----|-----|-------------|-----|-----|--------------|-----|-----|-------------|-----|-----|--|-------------------|-------------------|
| Promote ECO4 to ensure residents are aware of the funding opportunities available | Senior Housing Officer – Adaptations & Energy Efficiency | • Number of declarations issued | Years 1-2 | | | | | | | | | | | | | | | | | | |
| <p><u>Progress: October 2023-September 2024</u></p> <p>No Landlord Forum has been held this year. The Steering Group needs to take place first to agree the agenda/speakers.</p> <p><u>Measure:</u></p> <p>• Number of declarations issued</p> <p>508 declarations issued</p> <table border="1"> <thead> <tr> <th></th> <th>Applications received/assessed:</th> <th>Number of Declarations issued:</th> </tr> </thead> <tbody> <tr> <td>Oct – Dec</td> <td>144</td> <td>138</td> </tr> <tr> <td>Jan – March</td> <td>144</td> <td>133</td> </tr> <tr> <td>April – June</td> <td>145</td> <td>137</td> </tr> <tr> <td>July - Sept</td> <td>102</td> <td>100</td> </tr> <tr> <td></td> <td>Total: 535</td> <td>Total: 508</td> </tr> </tbody> </table> | | | | | Applications received/assessed: | Number of Declarations issued: | Oct – Dec | 144 | 138 | Jan – March | 144 | 133 | April – June | 145 | 137 | July - Sept | 102 | 100 | | Total: 535 | Total: 508 |
| | Applications received/assessed: | Number of Declarations issued: | | | | | | | | | | | | | | | | | | | |
| Oct – Dec | 144 | 138 | | | | | | | | | | | | | | | | | | | |
| Jan – March | 144 | 133 | | | | | | | | | | | | | | | | | | | |
| April – June | 145 | 137 | | | | | | | | | | | | | | | | | | | |
| July - Sept | 102 | 100 | | | | | | | | | | | | | | | | | | | |
| | Total: 535 | Total: 508 | | | | | | | | | | | | | | | | | | | |
| | |  | | | | | | | | | | | | | | | | | | | |

| Support communities to secure funding and guidance to improve the energy efficiency and fuel economy of their homes | | | |
|---|--|---|-----------|
| Explore alternative funding schemes and opportunities to ensure energy efficient homes | Senior Housing Officer – Adaptations & Energy Efficiency | <ul style="list-style-type: none"> Number of households receiving income maximisation and energy efficiency advice | Years 1-5 |
| <p><u>Progress: October 2023-September 2024</u></p> <p>Warm Homes Fund (WHF) income maximisation project coming to an end March 2024.</p> <p>No further funding or extension available with WHF.</p> <p>Continue to explore other avenues of funding to resume income maximisation project.</p> <p>Scheme and Final Report is complete.</p> <p>No new schemes identified</p> <p><u>Measure:</u></p> <ul style="list-style-type: none"> Number of households receiving income maximisation and energy efficiency advice April – December 23 218 households | | | |

| Work with Partners to improve thermal efficiency in the housing stock and reduce fuel poverty | | | |
|---|-----------------------------|------------------------------------|-----------|
| Improve existing Social Housing properties to WHQS | Registered Social Landlords | • % of properties deemed compliant | Years 1-5 |
| <p><u>Progress: October 2023-September 2024</u></p> <p><u>Measure:</u></p> <ul style="list-style-type: none"> • % of properties deemed compliant <p>100% compliant</p> <p>Wales & West are 100% WHQS compliant.</p> <p>Ceredig (Maes Mwdan) are 100% WHQS compliant.</p> <p>Awaiting information from Barcud.</p> | | | |

| | | | |
|--|--|-------------------|-----------|
| Maximise funding opportunities and enforcement provisions to bring empty dwellings back into use | | | |
| Review and update the Empty Property Action Plan | Senior Housing Officer – Housing Standards | • Review complete | Years 1-5 |
| <p><u>Progress: October 2023-September 2024</u></p> <p><u>Measure:</u></p> <p>• Review complete – rolling programme</p> <p>EPAP meeting took place with estates and 8 of the 16 Priority properties have been removed from the list as they have been sold or are now occupied and an additional 8 property are being narrows down by the empty property officer to replace the 8 removed.</p> <p>Training on Empty properties opportunities has been arranged with Welsh Government for Council Staff.</p> | | | |

| | | | |
|--|--|---|-----------|
| Maximise funding opportunities and enforcement provisions to bring empty dwellings back into use | | | |
| Explore accessing the Empty Properties Enforcement Fund to facilitate appropriate enforcement action to bring properties back into use | Senior Housing Officer – Housing Standards | <ul style="list-style-type: none"> • Amount of funding secured • Number of properties brought back into use | Years 1-5 |
| <p><u>Progress: October 2023-September 2024</u></p> <p><u>Measures:</u></p> <ul style="list-style-type: none"> • Amount of funding secured • Number of properties brought back into use <p>Training has been arranged with Welsh Government for Council Staff.</p> | | | |

| | | | |
|--|--|--------------------------|-----------|
| Maximise funding opportunities and enforcement provisions to bring empty dwellings back into use | | | |
| Continue to promote the Empty Property Loan | Senior Housing Officer – Housing Standards | • Number of Loans issued | Years 1-5 |
| <p><u>Progress: October 2023-September 2024</u></p> <p>Promotion of scheme: Social Media advert drafted and approved.</p> <p><u>Measure:</u></p> <ul style="list-style-type: none"> • Number of Loans issued 0 loans issued | | | |

| | | | |
|---|---|--|-----------|
| Maximise funding opportunities and enforcement provisions to bring empty dwellings back into use | | | |
| Continue to promote the National Empty Homes Scheme and develop any other appropriate schemes | Senior Housing Officer – Affordable Housing Senior Housing Officer – Strategy & Monitoring | <ul style="list-style-type: none"> • Number of units brought into use • New schemes identified and developed | Years 1-5 |
| <p><u>Progress: October 2023-September 2024</u></p> <p><u>Measure:</u></p> <ul style="list-style-type: none"> • Number of units brought into use <p>1 unit brought into use through the National Empty Homes Scheme</p> | | | |

| | | | |
|---|---|------------------------------------|-----------|
| Work with Registered Social Landlords and other partners to utilise empty dwelling stock through purchase or leasing arrangements | | | |
| Work with RSLs and other partners through the Empty Properties Working Group | Senior Housing Officer – Housing Standards Registered Social Landlords | • Number of units brought into use | Years 1-5 |
| <p><u>Progress: October 2023-September 2024</u></p> <p>The EPAP is a joint project with the Estates Department. Due to a staff vacancy in Estates, progress is on hold as all actions have to be jointly agreed.</p> <p><u>Measure:</u></p> <p>• Number of units brought into use</p> <p>1 unit brought into use through the National Empty Homes Scheme</p> | | | |

Ensure Landlords meet legislative requirements through robust enforcement

| | | | |
|--|--|---|-----------|
| Take appropriate enforcement action to address hazards | Senior Housing Officer – Housing Standards | <ul style="list-style-type: none"> • Number of enforcement interventions undertaken • Number of hazards removed | Years 1-5 |
|--|--|---|-----------|

Progress: October 2023-September 2024

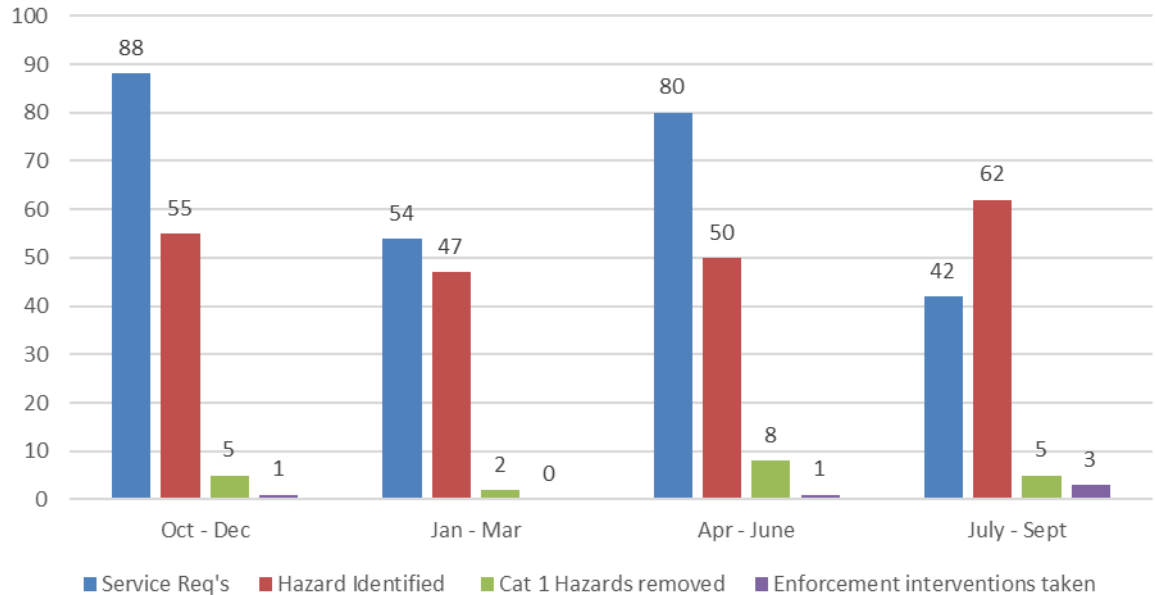
Measures:

• **Number of enforcement interventions undertaken**

5 enforcement interventions undertaken

• **Number of hazards removed**

20 hazards removed



| Ensure all qualifying Houses in Multiple Occupation in the County are licensed | | | |
|--|--|--|-----------|
| Identify unlicensed HMOs and take action to regulate these properties | Senior Housing Officer – Housing Standards | <ul style="list-style-type: none"> • Number of Licences issued • % of HMO Licences issued without conditions • Number of unlicensed HMOs investigated | Years 1-5 |
| <p><u>Progress: October 2023-September 2024</u></p> <p>Measures:</p> <ul style="list-style-type: none"> • Number of Licences issued 160 licences issues • % of HMO Licences issued without conditions 95% of HMO licences issued without conditions • Number of unlicensed HMOs investigated: 148 unlicensed HMOs investigated | | | |

| Maintain appropriate Additional Licensing Schemes for smaller Houses in Multiple Occupation and residential caravan sites | | | |
|---|--|---|--------|
| Complete the review of the Additional Licensing Scheme | Senior Housing Officer – Housing Standards | <ul style="list-style-type: none"> • Review complete • Implemented actions of the Additional Licensing Scheme | Year 1 |
| <p><u>Progress: October 2023-September 2024</u></p> <p><u>Measures:</u></p> <ul style="list-style-type: none"> • Review complete • Implemented actions of the Additional Licensing Scheme <p>The Additional Licensing Scheme has been reinstated and enacted from 10th July 2024.</p> | | | |

| Maintain appropriate Additional Licensing Schemes for smaller Houses in Multiple Occupation and residential caravan sites | | | |
|--|--|-----------------------|-----------|
| Liaise with Partners to maintain licensing of residential caravan sites | Senior Housing Officer – Housing Standards | • % of sites licensed | Years 1-5 |
| <p><u>Progress: October 2023-September 2024</u></p> <p><u>Measure:</u></p> <p>• % of sites licensed</p> <p>2 caravan/mobile homes residential sites were licenced.</p> <p>There are 8 licenced in total. 100% compliant</p> | | | |

| Expand Leasing Scheme Wales to improve provision of affordable rented accommodation | | | |
|---|--|------------------------|-----------|
| Consider promotion opportunities of the Leasing Scheme Wales | Senior Housing Officer – Housing Options | • Promotion undertaken | Years 1-5 |
| <p><u>Progress: October 2023-September 2024</u></p> <p><u>Measure:</u></p> <ul style="list-style-type: none"> • Promotion undertaken <p>Promotion has been undertaken via Ceredigion County Council’s website where information regarding LSW is available within the Landlord Zone pages. Promotion has been also undertaken by Rent Smart Wales via their newsletter sent out to licensed landlords in Ceredigion.</p> <p>A communication campaign was launched by Welsh Government in September 2024 as part of which a communication toolkit has been received by the Local Authority which will be used to promote the scheme.</p> | | | |

Expand Leasing Scheme Wales to improve provision of affordable rented accommodation

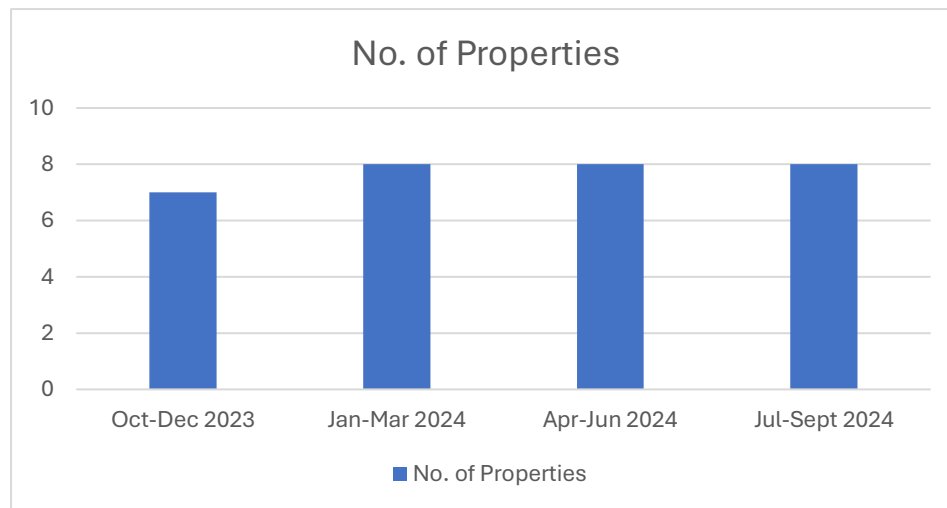
| | | | |
|--|--|--------------------------------------|-----------|
| Secure additional properties to Leasing Scheme Wales in line with Welsh Government targets | Senior Housing Officer – Housing Options | • Number of properties on the Scheme | Years 1-5 |
|--|--|--------------------------------------|-----------|

Progress: October 2023-September 2024

There are 8 units recorded on Leasing Scheme Wales in Ceredigion at present. We are in the process of securing additional 5 properties for the LSW portfolio including two 2-bed properties in Adpar, two properties in Cardigan (1-bed and 2-bed) and a property in Aberporth (2-bed). A further 2 units in Llandysul and a property in Cardigan are being currently explored.

Measure:

• **Number of properties on the Scheme**



| | | | |
|---|--|-------------------|-----------|
| Work with Partners to deliver a range of adaptations to support independent living and hospital discharge | | | |
| Review and streamline procedures in collaboration with partners to deliver a range of adaptations and support hospital discharge | Senior Housing Officer – Adaptations & Energy Efficiency | • Review complete | Years 1-3 |
| <p><u>Progress: October 2023-September 2024</u></p> <p><u>Measure:</u></p> <ul style="list-style-type: none"> • Review complete <p>OT Recommendation process has been reviewed and amended with OT Service.</p> <p>Further collaboration required to streamline further and embed with all stakeholders.</p> <p>All letters/communications reviewed and translated ready for implementation</p> <p>Procedures are being reviewed, together with the Trusted Assessor Training for the DFG and OT Service. Action extended for the next couple of years.</p> | | | |

Work with Partners to deliver a range of adaptations to support independent living and hospital discharge

| | | | |
|--|--|---|-----------|
| Work with partners, including contractors, to deliver adaptations in a timely manner | Senior Housing Officer – Adaptations & Energy Efficiency | <ul style="list-style-type: none"> • % of adaptations delivered within target dates • Number of adaptations completed | Years 1-5 |
|--|--|---|-----------|

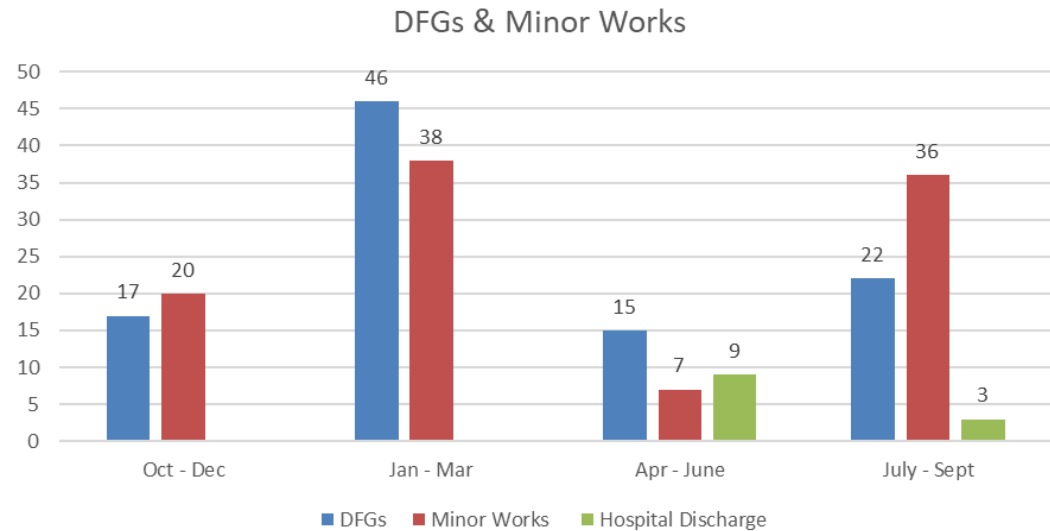
Progress: October 2023-September 2024

Half yearly contractor meetings have taken place to discuss going cases, invoicing, timeframes and other matters.

Fortnightly Disabled Adaptions Case Discussions Meetings held with OT Service and other stakeholders to discuss ongoing cases, concerns, issues and other matters.

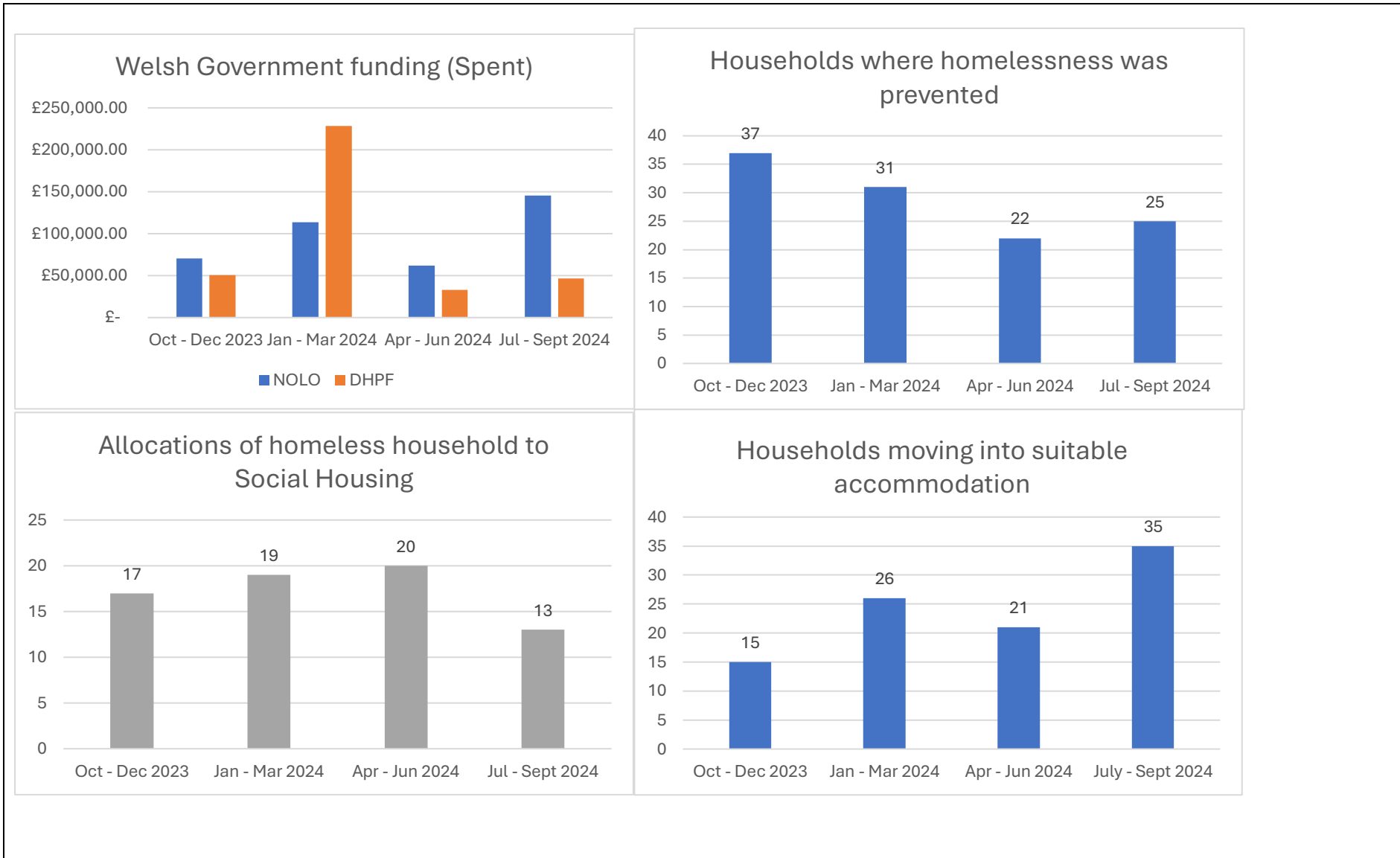
Measure:

- **% of adaptations delivered within target dates**
Process being reviewed
- **Number of adaptations completed**
201 adaptations completed



| Work with Partners to deliver a range of adaptations to support independent living and hospital discharge | | | |
|--|--|---|-----------|
| Improve the Accessible Housing Register to maximise opportunities | Senior Housing Officer – Strategy & Monitoring | • Number of allocations made from the Accessible Housing Register | Years 1-5 |
| <p><u>Progress: October 2023-September 2024</u></p> <p>Meetings have been held with the intention of strengthening the Accessible Housing Register. To date, a reminder has been sent to all allocating officers to utilise the “Accessible” shortlist mechanism within the Register in order to monitor these allocations closer. The varying options for accessible properties are reported as a hurdle. As a result of meeting, work is underway to better understand accessible categories of the existing RSL stock. Due to the enormity of this task, the agreed first step was to look at recently new built properties and develop a stock list from there.</p> <p>Full list of accessible housing stock has been received from WWH. Work will begin on a consistent recording and display method. Meeting held with Barcud to clarify information required. Awaiting information.</p> <p><u>Measure:</u></p> <p>• Number of allocations made from the Accessible Housing Register</p> <p>This is currently showing as 0 due to the errors mentioned above. However, we know this is incorrect, not least due to the new build developments actioned this year.</p> | | | |

| Work to prevent homelessness through a range of interventions | | | |
|--|--|---|-----------|
| Review and maximise use of temporary Welsh Government funding to prevent homelessness | Team Manager – Housing Options and Support Senior Housing Officer – Housing Options Senior Housing Officer – Strategy & Monitoring | <ul style="list-style-type: none"> • Money spent as a result of Welsh Government funding • Number of households where homelessness is prevented • Number of households moving into suitable accommodation • Allocations of homeless households made into social housing | Years 1-5 |
| <u>Progress: October 2023-September 2024</u> <u>Measures:</u> <ul style="list-style-type: none"> • Money spent as a result of Welsh Government funding • Number of households where homelessness is prevented • Number of households moving into suitable accommodation • Allocations of homeless households made into social housing | | | |



2.1 Ensure homelessness is rare, brief and unrepeatable

| | | | |
|--|--|-------------------|----------|
| Ensure Temporary Accommodation is suitable | | | |
| Review and renew lease and management arrangements of Temporary Accommodation | Senior Housing Officer – Housing Options | • Review complete | Year 1/2 |
| <p><u>Progress: October 2023-September 2024</u></p> <p>Management Arrangements have reviewed and re-negotiated.</p> <p>3 Leases have been reviewed and renewed.</p> <p>Plans are ongoing to transfer 2 temporary accommodation properties into ownership of the council.</p> <p><u>Measure:</u></p> <ul style="list-style-type: none"> • Review complete <p>Ongoing</p> | | | |

| Ensure Temporary Accommodation is suitable | | | |
|---|--|---|-----------|
| Maintain standards and compliance within Temporary Accommodation | Senior Housing Officer – Housing Options | • Number of reviews of suitability of Temporary Accommodation | Years 1-5 |
| <p><u>Progress: October 2023-September 2024</u></p> <p>Measure:</p> <ul style="list-style-type: none"> • Number of reviews of suitability of Temporary Accommodation <p>Only one request for a review of suitability of Temporary Accommodation has been received in the year. This was on medical grounds.</p> | | | |

| | | | |
|---|--|---|--------|
| Develop services to manage the rapid transition to tenancies | | | |
| Proceed with the internal governance and official adoption of the Rapid Rehousing Plan | Team Manager – Housing Options and Support | • Full adoption of the Rapid Rehousing Plan | Year 1 |
| <u>Progress: October 2023-September 2024</u> <u>Measure:</u> • Full adoption of the Rapid Rehousing Plan Agreed by Scrutiny and fully implemented | | | |

| | | | |
|--|--|---|-----------|
| Develop services to manage the rapid transition to tenancies | | | |
| Implement the Rapid Rehousing Plan and address actions within it | Team Manager – Housing Options and Support | • Monitoring outcomes of the Rapid Rehousing Plan | Years 1-5 |
| <p><u>Progress: October 2023-September 2024</u></p> <p><u>Measure:</u></p> <p>• Monitoring outcomes of the Rapid Rehousing Plan</p> <p>Priority 1: There is early intervention and prevention to avoid the need for temporary accommodation wherever possible.</p> <p>All homeless households are assessed in relation to a need for additional housing support to complete their personal housing plans. Where appropriate a housing support request is passed through internal Gateway for additional support. All persons accessing shared temporary accommodation are assigned a third sector housing support worker. All persons accessing self-contained temporary accommodation are offered additional support. A new tender has been awarded for a single housing support provider for all temporary accommodation and is due to start in November.</p> <p>The Welsh Government Discretionary Homeless Prevention Grant continues to provide opportunities for securing property through assisting with rent in advance, deposits and guarantees.</p> <p>Priority 2: Temporary accommodation placements are as short as possible and there are clear pathways out of temporary accommodation.</p> <p>The allocations policy is undergoing a review with implementation in April 25, which will improve assistance for homeless households, including improved pathways out of supported accommodation into social housing (including for young people). The number of placements in TA is still greater than the Council would like. Targets against average time spent in TA have been set in the Business Plan. Q1 is below target (is less days)</p> | | | |

Priority 3: That there is sufficient support available for people in temporary accommodation to resolve their situation.

There is a full recommissioning of housing support services being undertaken this year. A new tender for support provision for those in temporary accommodation has recently been awarded and due to start in November.

Priority 4: That there are specific types of temporary accommodation available to meet needs.

Discussions with youth, substance misuse and mental wellbeing services have taken place with a view to improving the provision of more targeted TA. One of the new HSG tenders will improve the opportunity for housing first type placements.

Priority 5: That B&B and Hotel use is by exception only.

This has been high in the last 6 months and will only be lowered when we have better flow through TA (or take on more TA).

| | | | |
|---|--|---|-----------|
| Review the Common Allocations Policy in light of changing demands and legislation | | | |
| Review the Common Allocations Policy and address changes in demand and legislation through consultation and governance | Senior Housing Officer – Strategy & Monitoring | • Review completed and policy implemented | Years 1-2 |
| <p><u>Progress: October 2023-September 2024</u></p> <p><u>Measure:</u></p> <p>• Review completed and policy implemented</p> <p>A draft version of the Policy has been developed ahead of presentation to Cabinet, for permission to undertake public consultation.</p> | | | |

| | | | |
|---|--|---------------------------------|-----------|
| Promote all funding options that are available for Landlords, Tenants and Owner Occupiers to improve their homes | | | |
| Develop a rolling programme of press release information, in collaboration with Partners | Senior Housing Officer – Adaptations & Energy Efficiency | • Number of Grants/Loans issued | Years 1-5 |
| <p><u>Progress: October 2023-September 2024</u></p> <p>Rolling programme has been developed, commencing on social media in October 2024.</p> <ul style="list-style-type: none"> · Houses 2 Homes (Empty Properties) · Home Improvement Loans (Owner Occupier) <p><u>Measure:</u></p> <ul style="list-style-type: none"> • Number of Grants/Loans issued <p>0 grants/loans issued</p> | | | |

| | | | |
|---|--------------|------------------------|-----------|
| Promote all funding options that are available for Landlords, Tenants and Owner Occupiers to improve their homes | | | |
| Ensure presence at relevant events promoting funding opportunities | All Officers | • Attendance at events | Years 1-5 |
| <p><u>Progress: October 2023-September 2024</u></p> <p><u>Measure:</u></p> <ul style="list-style-type: none"> • Attendance at events <p>Ongoing</p> | | | |

Provide support, advice and assistance to Tenants, Landlords and Owner Occupiers to raise standards across all tenures

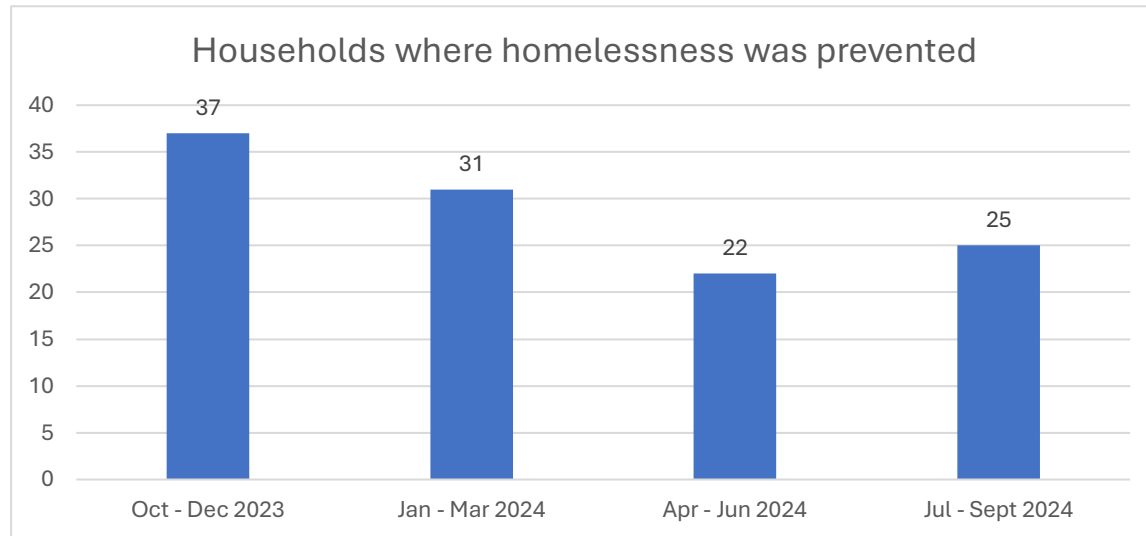
| | | | |
|--|--------------|--|-----------|
| Ensure residents of Ceredigion are advised appropriately of their rights | All Officers | <ul style="list-style-type: none"> • Number of tenants supported to remain in their homes and sustain tenancies | Years 1-5 |
|--|--------------|--|-----------|

Progress: October 2023-September 2024

The Housing Options and Housing Standards services continue to advise tenants, owner occupiers and landlords appropriately regarding housing rights and responsibilities.

Measure:

- **Number of tenants supported to remain in their homes and sustain tenancies**



2.2 Provide timely and appropriate support to maintain independent living

Provide support, advice and assistance to Tenants, Landlords and Owner Occupiers to raise standards across all tenures

| | | | |
|---|--------------|--|-----------|
| Ensure the Ceredigion County Council website is reflecting up to date information | All Officers | <ul style="list-style-type: none"> • Number of tenants supported to remain in their homes and sustain tenancies | Years 1-5 |
|---|--------------|--|-----------|

Progress: October 2023-September 2024

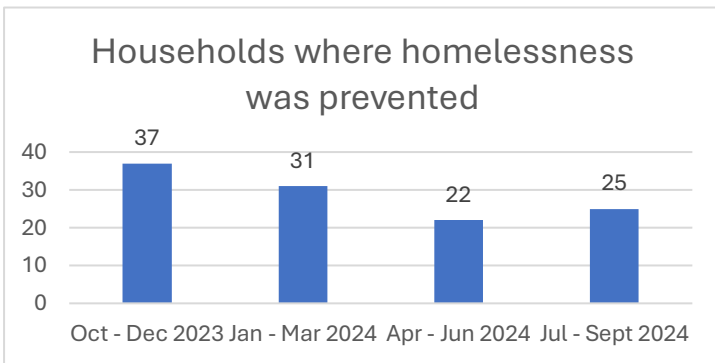
Housing Grants webpages updated Autumn 2023.

The Housing Register and Strategy pages have been reviewed and updated accordingly. In addition, the CCC website is reflecting the new Housing Strategy.

The Housing Options website has been updated to reflect current housing stock and will be updated further in line with a system upgrade.

Measure:

- **Number of tenants supported to remain in their homes and sustain tenancies**



| | | | |
|--|--|--|-------------------|
| Provide support, advice and assistance to Tenants, Landlords and Owner Occupiers to raise standards across all tenures | | | |
| Appropriate signposting and referrals to Housing Standards and Rent Smart Wales | Senior Housing Officer – Housing Options Senior Housing Officer – Housing Standards | <ul style="list-style-type: none"> • Number of referrals made/received • Number of positive outcomes | Years 1-5 |
| <u>Progress: October 2023-September 2024</u> | | | |
| <u>Measure:</u> | | | |
| <ul style="list-style-type: none"> • Number of referrals made/received • Number of positive outcomes | | | |
| | Referrals In from RSW | Referrals Out to RSW | Positive Outcomes |
| Oct – Dec 2023 | 10 | 2 | 5 |
| Jan – Mar 2024 | 10 | 1 | 7 |
| Apr – Jun 2024 | 7 | 1 | 1 |
| Jul – Sept 2024 | 11 | 1 | 4 |
| TOTALS | 38 | 5 | 17 |

2.2 Provide timely and appropriate support to maintain independent living

| Develop and promote support solutions for tenants enabling access to early support to sustain tenancies | | | |
|--|--|--|-----------|
| Recommissioning Support Services in line with published Housing Support Programme | Senior Housing Officer – Housing Support | <ul style="list-style-type: none"> • Recommissioning programme complete in line with Welsh Government's HSG allocation for Ceredigion | Years 1-2 |
| <p><u>Progress: October 2023-September 2024</u></p> <p><u>Measure:</u></p> <ul style="list-style-type: none"> • Recommissioning programme complete in line with Welsh Government's HSG allocation for Ceredigion <p>LD service tender completed, and successful provider appointed, currently holding mobilisation meetings to confirm contract commencement. Tenders are live for Emergency Accommodation, Temporary Accommodation and Generic Support. Further tenders will be published as a rolling programme during 24/25.</p> <p>Tenders are complete for Emergency Accommodation, Temporary Accommodation and Generic Support and contracts awarded for these services. Currently finalising details for the Dementia Support Service to be published along with tenders for Older Adult Generic Support and Sheltered Accommodation.</p> <p>Progressing well overall with the latest tender for Dementia Support currently active. On-going implementation for Connecting People (LD) Service and 3 key new contracts with The Wallich covering Emergency and Temporary Accommodation.</p> | | | |

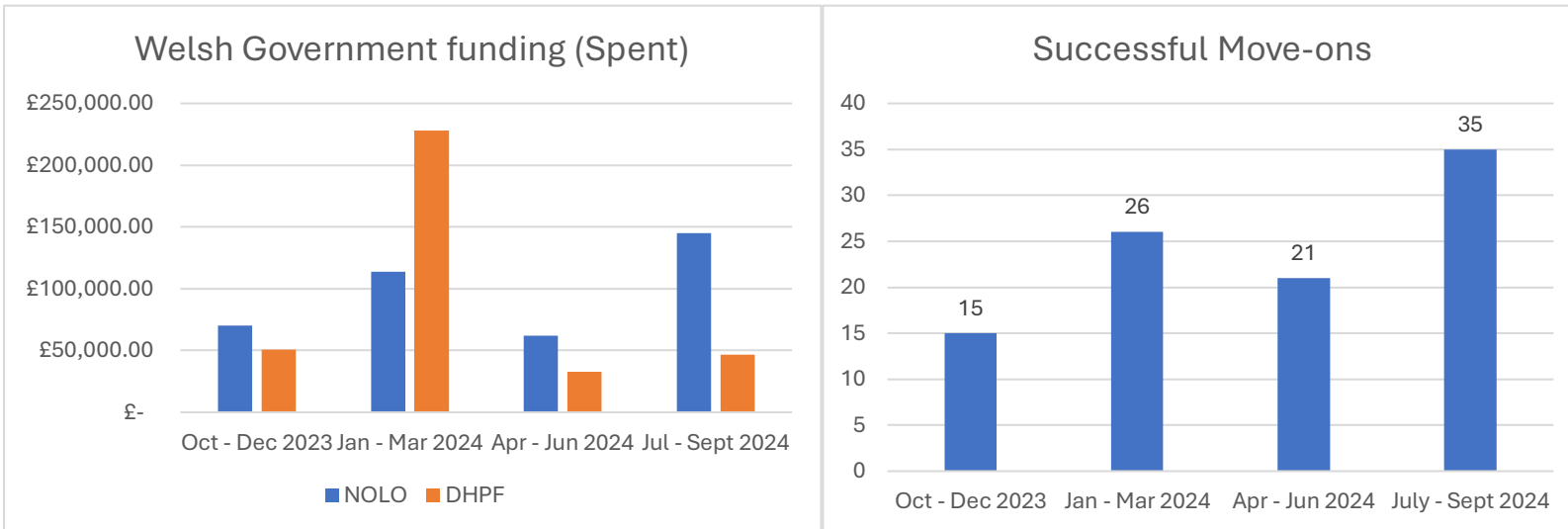
Enable people to move to alternative accommodation when appropriate and feasible to do so

| | | | |
|---|---|---|------------------|
| <p>Maximise use of funding to encourage move on</p> | <p>Senior Housing Officer – Housing Options</p> | <ul style="list-style-type: none"> • Amount of funding utilised • Number of successful move-ons | <p>Years 1-5</p> |
|---|---|---|------------------|

Progress: October 2023-September 2024

Measure:

- Amount of funding utilised
- Number of successful move-ons



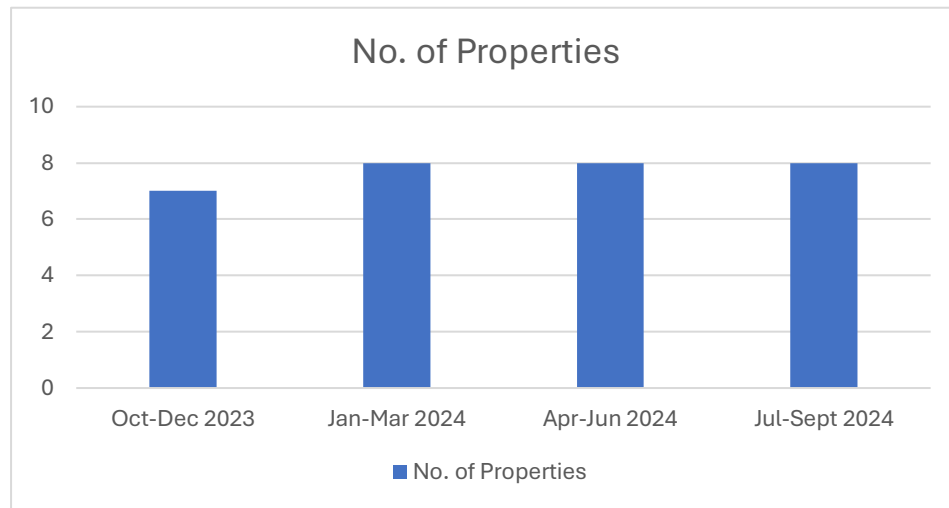
Enable people to move to alternative accommodation when appropriate and feasible to do so

| | | | |
|---|--|--|-----------|
| Maximise Leasing Scheme Wales to take full advantage of funding | Senior Housing Officer – Housing Options | • Number of units recorded on Leasing Scheme Wales | Years 1-5 |
|---|--|--|-----------|

Progress: October 2023-September 2024

Measure:

- **Number of units recorded on Leasing Scheme Wales**



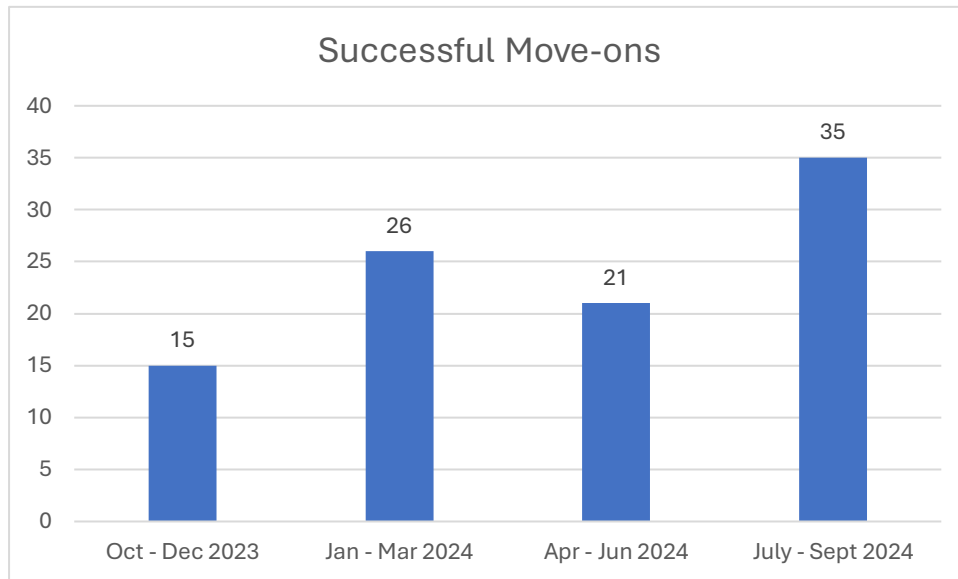
Enable people to move to alternative accommodation when appropriate and feasible to do so

| | | | |
|---|--|---|-----------|
| Build Private Rented Sector links to maximise opportunities for residents to move into private rented accommodation | Senior Housing Officer – Housing Options | • Number of homeless households assisted into private accommodation | Years 1-5 |
|---|--|---|-----------|

Progress: October 2023-September 2024

Measure:

- **Number of homeless households assisted into private accommodation**



| Enable people to move to alternative accommodation when appropriate and feasible to do so | | | |
|--|--|--|-----------|
| Promote and review the Rent Guarantee Scheme | Senior Housing Officer – Housing Options | • Number of Rent Guarantees provided to households | Years 1-5 |
| <p><u>Progress: October 2023-September 2024</u></p> <p><u>Measure:</u></p> <ul style="list-style-type: none"> • Number of Rent Guarantees provided to households <p>5 rent guarantees provided</p> | | | |

| Enable people to move to alternative accommodation when appropriate and feasible to do so | | | |
|--|--|---|-----------|
| Develop the Accessible Housing Register to ensure best matches | Senior Housing Officer – Strategy & Monitoring | • Number of allocations made from the Accessible Housing Register | Years 1-5 |
| <p><u>Progress: October 2023-September 2024</u></p> <p>Meetings have been held with the intention of strengthening the Accessible Housing Register. To date, a reminder has been sent to all allocating officers to utilise the “Accessible” shortlist mechanism within the Register in order to monitor these allocations closer. The varying options for accessible properties are reported as a hurdle. As a result of meeting, work is underway to better understand accessible categories of the existing RSL stock. Due to the enormity of this task, the agreed first step was to look at recently new built properties and develop a stock list from there.</p> <p>Full list of accessible housing stock has been received from WWH. Work will begin on a consistent recording and display method. Meeting held with Barcud to clarify information required. Awaiting information.</p> <p><u>Measure:</u></p> <p>• Number of allocations made from the Accessible Housing Register</p> <p>This is currently showing as 0 due to the errors mentioned above. However, through Officer knowledge, we know this is incorrect, not least, due to the new build developments actioned this year.</p> | | | |

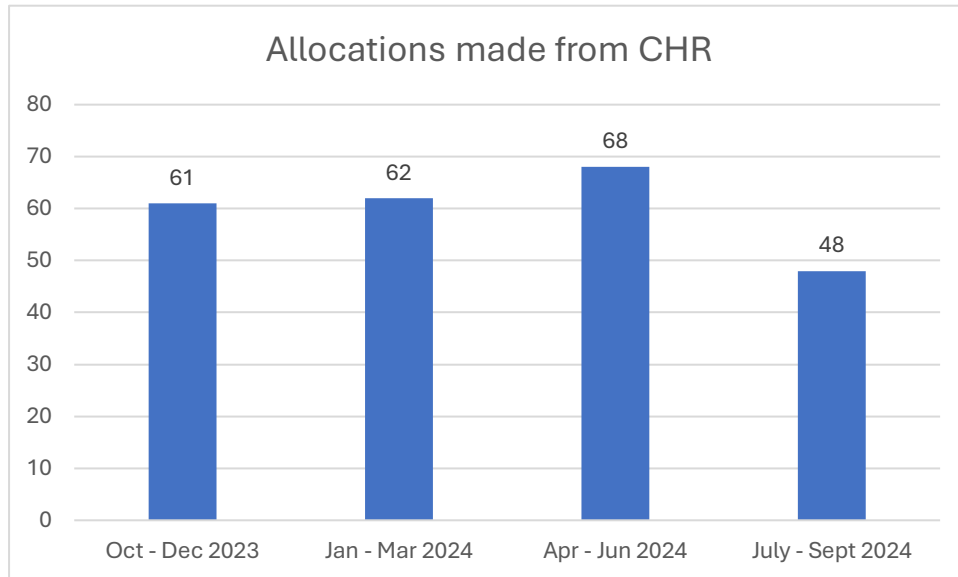
Enable people to move to alternative accommodation when appropriate and feasible to do so

| | | | |
|--|--|---|-----------|
| Continue to utilise the Housing Register and Common Allocation Policy to ensure best matches and move on opportunities, first time | Senior Housing Officer – Strategy & Monitoring | • Number of allocations made from the Common Housing Register | Years 1-5 |
|--|--|---|-----------|

Progress: October 2023-September 2024

Measure:

- **Number of allocations made from the Common Housing Register**



| Seek to support schemes which enable continued independent living in peoples' own homes and communities | | | |
|---|--|-------------------------------------|-----------|
| Continue to fund and support appropriate schemes | Senior Housing Officer – Adaptations and Energy Efficiency | • Number of interventions delivered | Years 1-5 |
| <p><u>Progress: October 2023-September 2024</u></p> <p><u>Measure:</u></p> <ul style="list-style-type: none"> • Number of interventions delivered <p>Number of interventions delivered DFGs, SWS (large & medium adaptations) completed by Local Authority: 207</p> <p>Number of interventions delivered RRAPs/Managing Better Project: 453</p> | | | |

| Seek to support schemes which enable continued independent living in peoples' own homes and communities | | | |
|---|---|---|-----------|
| Maximise grant opportunities to ensure safe hospital discharges | Senior Housing Officer – Adaptations and Energy Efficiency Senior Housing Officer – Housing Standards Registered Social Landlords | <ul style="list-style-type: none"> • Funding spent on adaptations, including Physical Adaptation Grants / Disabled Facilities Grants | Years 1-5 |
| <p><u>Progress: October 2023-September 2024</u></p> <p><u>Measure:</u></p> <ul style="list-style-type: none"> • Funding spent on adaptations, including Physical Adaptation Grants / Disabled Facilities Grants • Funding spent on adaptations, including Disabled Facilities Grants/SWS: £1,554,569.92 (total figure not just hospital discharge) • Funding spent on adaptations, including RRAPs /Managing Better Project: £47,000 2023/24 £67000 2024/25 | | | |

Promote access to support services through the internal Housing Support Gateway

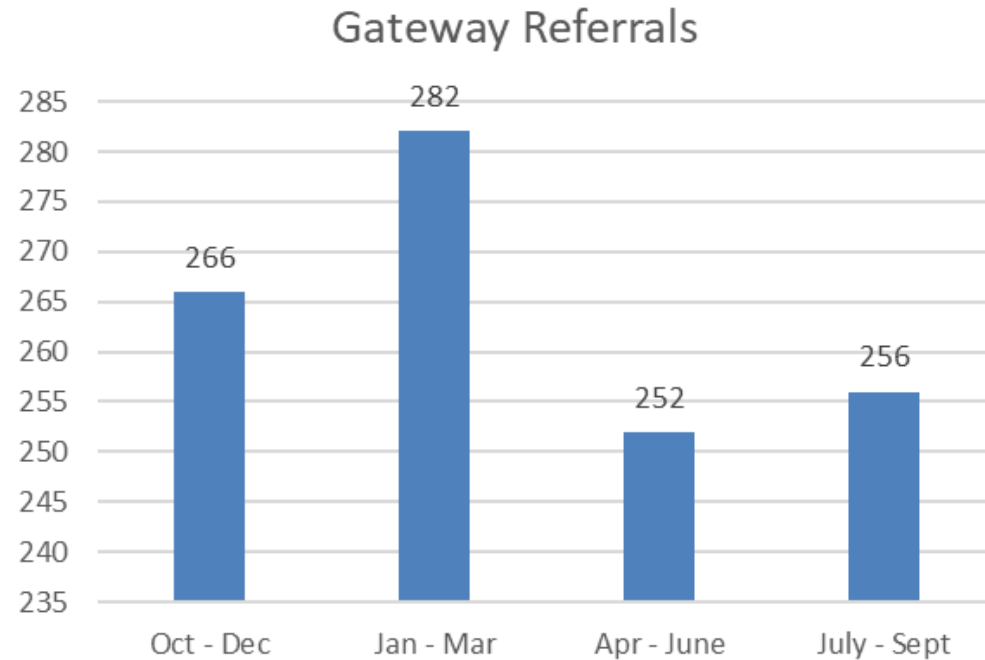
| | | | |
|---|--|---|-----------|
| Raise awareness with Professionals of appropriate pathways to housing support | Senior Housing Officer – Housing Support | • Number of referrals received from a variety of services | Years 1-5 |
|---|--|---|-----------|

Progress: October 2023-September 2024

Appropriate pathways and awareness raising will be shared after commissioning is complete.

Measure:

- **Number of referrals received from a variety of services**



Promote access to support services through the internal Housing Support Gateway

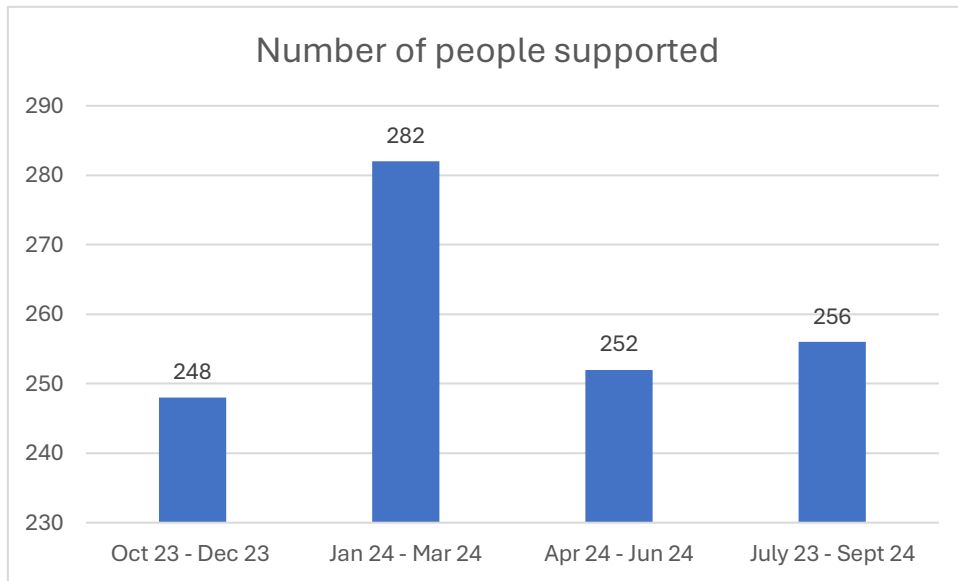
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|--|--|--|-----------|
| Ensure website information is up to date | Senior Housing Officer – Housing Support | • Number of people supported through the Housing Support Gateway | Years 1-5 |
|--|--|--|-----------|

Progress: October 2023-September 2024

Further editing of the website is required on completion of Commissioning programme.

Measure:

- **Number of people supported through the Housing Support Gateway**



2.2 Provide timely and appropriate support to maintain independent living