



Well-being Objective 7

Live Well - Increase the availability of rented and affordable homes

The following are our commitments and end of year progress comments for this Well-being Objective during 2018/19.

Last Year's Commitments	✓ x	Progress Comment
A - Affordable Homes Delivery Plan		
We shall increase the number of affordable homes in the County by delivering the affordable homes plan (7.3.2.24) (2017/18 Result - 235 /2018/19 Target - 236) (Future Targets - 19/20 – 210, 20/21 – 196).	✓	247 additional affordable homes were delivered during 2018/19.
We will deliver additional affordable housing units per 10,000 households. (PAM/036) (2017/18 Result - 14.1 / 2018/19 Target - 9.5)	✓	During 2018/19 we delivered 15.4 additional affordable housing units per 10,000 households. This has exceeded our target and increased on the previous year.
We shall increase the number of new additional properties managed by our internal social lettings agency. (7.3.2.25) (2017/18 Result - 63 /2018/19 Target - 60)	✓	During 2018/19 we added 61 new additional properties to be managed by our internal social lettings agency.
We will deliver a clear affordable homes commissioning plan which will inform the newly established Local Housing Trading Company's Business Plan. (Ref 13184) MF5-45	✓	We have developed a detailed list of developments for the Local Housing Company in line with housing need.
We will deliver the Swansea Bay City Deal programme to develop 'Homes as Power Stations' to help generate sustainable and affordable homes and address fuel poverty for our residents. (Ref 13185) MF5-46	✓	A detailed business case has now been developed for the "Homes as Power Stations" project as part of the Swansea Bay City Deal. This will result in additional energy efficient measures being invested in new homes as well as retrofitting to existing ones. Work has now commenced on developing innovative proposals for Carmarthenshire.
We will engage with tenants and key partners to maintain the Carmarthenshire Home Standard for all Council owned properties. (Ref 13186) MF5-48	✓	Over the last 12 months we have focussed on developing our plans on future tenant engagement in shaping services, and carrying out a tenant satisfaction survey with the results feeding into the Business Plan. Information from face to face contact through our home checker visits and Health Impact Study report (which gave a clear indication on the health impact the Carmarthenshire Homes Standard has had on tenants) helped shape the business plan on further improvements and investment.
We will support all Council tenants through Welfare Reform as changes are implemented and deliver Universal Credit action plan in order to maximise income and develop new training and employment opportunities. (Ref 12545) MF5-49	✓	We have a comprehensive action plan in place which involves targeting support and advice to those most effected by the welfare reform changes. Roll out in Carmarthenshire commenced in December. We have protocols in place with the Department of Works and Pension which involve us being alerted when one of our tenants transfers

Last Year's Commitments	✓ x	Progress Comment
		on to Universal Credit. Housing officers contact the tenant immediately to support and advise them through the main changes. We are closely working with partners to ensure specialist support is in place to help manage income they receive in a better way.
We will develop actions to deliver a sustainable future for the Station Road area in Llanelli by engaging with the community. (Ref 13187) MF5 51	✓	A total of 1788 individual suggestions were placed on the 3D model of the Tyisha Ward with a further 14 issues raised through the "rainbow" activity. The top 4 Themes – Community Safety, Environment, Leisure & Recreation, and Housing – representing 1239 individual suggestions representing 69% of the total. The Themes receiving the lowest number of suggestions were Work & Training (58 individual suggestions, 3%) and Education (57 individual suggestions, again 3% to total number of suggestions). Information from the resident's consultation has been passed to Arcadis, who have been commissioned to work with the steering group in producing an overarching master plan for the ward. Arcadis masterplan approach is developing into three elements of Design, Delivery and Viability together, informing and shaping the masterplan to find the ideal balance and to optimise proposals for delivery.
We will develop actions to deliver a sustainable future for the Station Road area in Llanelli by creating an ambitious but sustainable master plan. (Ref 13188) MF5 51	✓	The final Planning for Real report was presented to Grŵp Llywio Tyisha's Steering Group in November 2018. These findings now provide the foundation for the development of a detailed master-plan. Experts have been engaged to work with us and the community to develop this plan.
We will develop actions to deliver a sustainable future for the Station Road area in Llanelli with development of a costed delivery plan. (Ref 13189) MF5-47	✓	The final Planning for Real report was presented to Grŵp Llywio Tyisha's Steering Group in November 2018. These findings now provide the foundation for the development of a detailed master-plan. Experts have been engaged to work with us and the community to develop this plan.
We shall increase the % of empty private properties brought back into use (PAM/013) (2017/18 Result - 6.90% - 184 dwellings / 2018/19 Target - 7.24% - 185 dwellings) This measures include all previously empty properties and not only affordable homes.	✓	189 properties (7.4%) of empty private properties were brought back into use during 2018/19, this is above target and an improvement on the previous year.
We shall increase the number of new homes created as a result of bringing empty properties back into use (PAM/014) (2017/18 Result - 5 additional dwellings / 2018/19 Target - 6 additional dwellings)	✓	7 new homes were created as a result of bringing empty properties back into use during 2018/19.

Last Year's Commitments	✓ ✗	Progress Comment
<i>This measures include <u>all</u> previously empty properties and <u>not only</u> affordable homes.</i>		
We will maintain the average number of days taken to complete council house repairs. (PAM/037) (2017/18 Result - 16.6 days / 2018/19 Target - 16.6 days)	✓	2018/19 Result 14.6 days. This is an improvement on the previous year and on target.
We will continue to ensure that all council houses meet the Welsh Housing Quality Standard (WHQS) (PAM/038) (2017/18 Result - 100% / 2018/19 Target -100%)	✓	All (100%) of our council houses meet the Welsh Housing Quality Standard (WHQS)
We will maintain the % of rent lost due to properties being empty. (PAM/039) (2017/18 Result - 2.3% / 2018/19 Target -2.3%)	✗	2018/19 Result is 2.9%. This is off target and showing a decline on the previous year. Of the 2.9%, 0.52 % of the total figure is attributed to properties being held vacant for strategic asset management decisions around their future use. These decisions should be reached this autumn and will see an immediate reduction in the overall rent loss %. There is also a backlog of voids requiring major works. This too is being addressed over the course of this financial year and should see further reductions in rent loss.