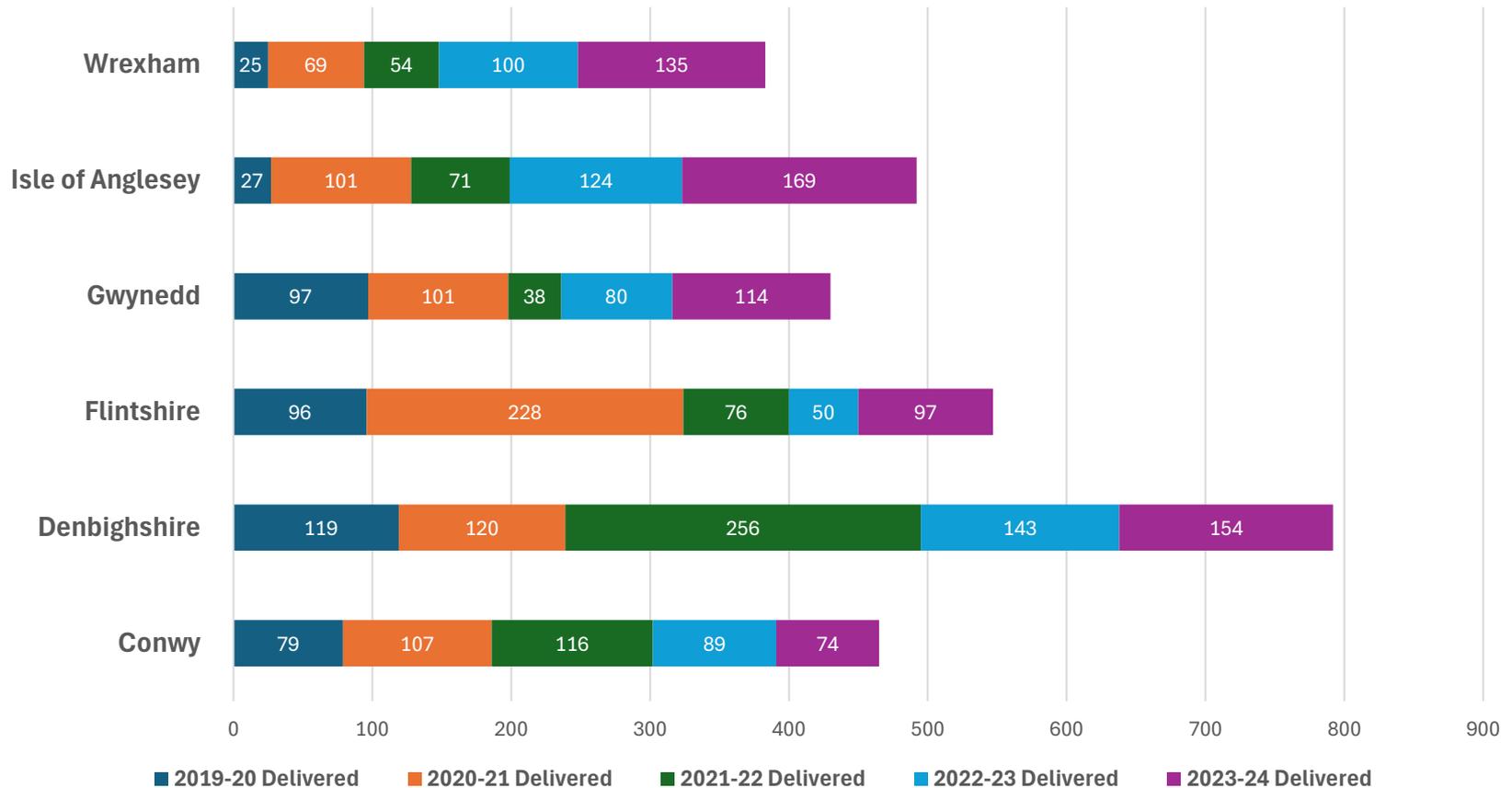


Delivering affordable housing units in Denbighshire

Jane Abbott

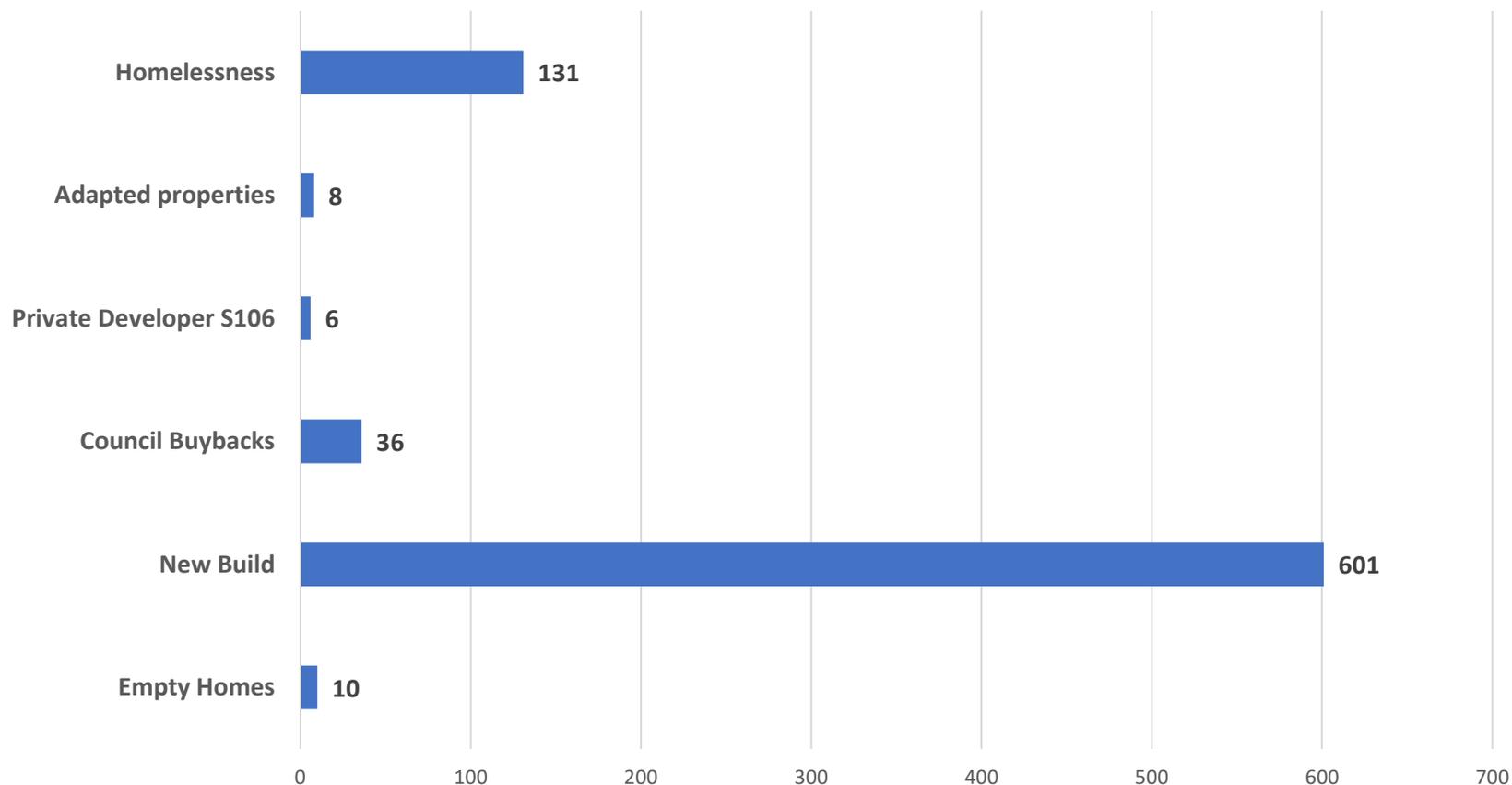
Denbighshire Affordable Housing Delivery 2019-2024

Affordable Housing Delivery in North Wales 2019-24

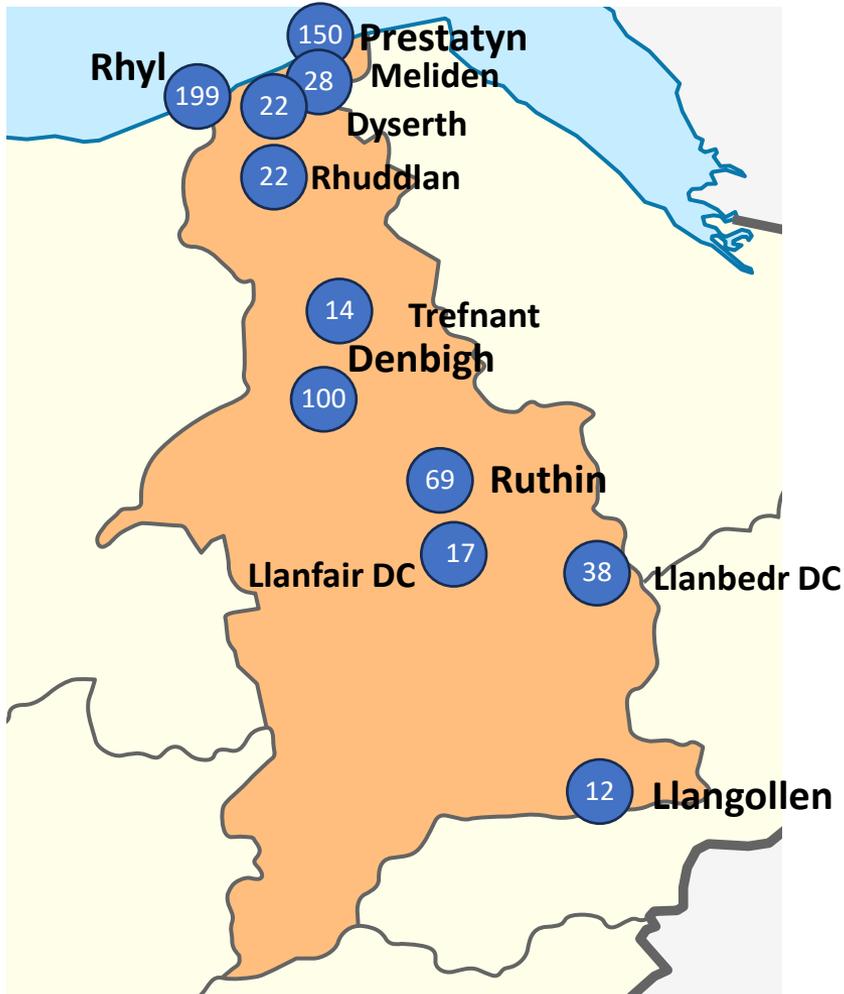


Breakdown

Denbighshire Affordable Housing by scheme type 2019-24



Distribution of Affordable Housing 2019-2024



**Towns developments of 10 units
and over identified- 530**

**Villages developments of 10 units
and over identified- 141**

**Miscellaneous schemes throughout
County -121**

What went well

- Local Development Plan
 - 10% minimum affordable housing planning requirement (achieved an average of 35% across all large development sites)
 - New residential land allocations
 - Local Housing Market Assessment
- Good relationships with:
 - Development Control & Planning Policy Officers
 - RSLs (new RSLs zoned for the area)
 - Developers
- Credit Crunch & Covid-19 meant house builders needed to boost cashflow and were more willing to negotiate on sites

Successes

- Increase in Social Housing Grant funding from £1m to £10m - pipeline of schemes
- Transitional Accommodation Capital Programme (TACP) – enabled void accommodation to be brought up to date and back into use
- Flexibility of Social Housing Grant system enabled us to take advantage of additional funding and be more dynamic in bringing developments forward within the PDP

Social Housing Grant Allocation

	SHG Budget	Slippage	Total Spend
2016/17	£708,766	£435,514	£1,144,280
2017/18	£3,274,238	£914,522	£4,188,760
2018/19	£4,139,000	£297,928	£4,436,928
2019/20	£3,601,045	£1,478,669	£5,079,714
2020/21	£2,775,389	£1,338,250	£4,113,639
2021/22	£7,126,550	£2,022,014	£9,148,564
2022/23	£9,295,500	£4,238,189	£13,533,689
2023/24	£9,295,500	£770,046	£10,065,546

Challenges

- Planning system
 - SAB
 - Climate change agenda
 - Staff resources
- Perception of affordable housing
- Fifth lowest in social housing stock and mainly 3-bedroom stock
- Ageing population
- Smaller households
- Increase in SHG funding- time is needed to create good pipelines of schemes
- WG funding parameters and timescales
- Change in management of Social Housing Grant funding – less flexibility
- Building new communities

- DCC development programme focussing on more difficult town centre brownfield sites
- RSLs concentrating on larger sites and Off the Shelf deals
- Replacement LDP enabling 100% affordable housing sites

New DCC Developments



**Town centre regeneration
Over 55's complex with
commercial units on
ground floor – Former
library site**

**Former HMRC
office
converted
into Over 55's
development**



**Town Centre -
Passivhaus apartments**



Questions?