



GWYNEDD COUNCIL'S HOUSING ACTION PLAN 2020/21 – 2026/27

“Ensuring the people of Gwynedd have access to a suitable home which is of a high standard, affordable and improves their quality of life.”

WITH SUPPORT FROM THE GWYNEDD HOUSING PARTNERSHIP:



ClwydAlyn



Grŵp Cynefin

Mwy na thŷ • More than housing



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1a Supported housing for the homeless schemes

A series of 'supported housing' developments to be able to house individuals, couples and families who face homelessness and require urgent temporary accommodation. This will allow us to avoid placing people in unsuitable accommodation (e.g. bed and breakfast) and enable us to provide the support required to assist them to develop skills to live independently. The support could be on site or mobile in nature.

<p>Number Of Units</p> <h1 style="font-size: 2em;">38</h1>	<p>Investment</p> <h1 style="font-size: 2em;">£4m</h1>	<p>Link with the Council's key areas of work:</p> <p style="text-align: center;"> <u>Regeneration</u> <u>Supporting People</u> <u>Climate</u> </p>	
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Gwynedd Council Funding Sources:

Asset Management Plan:	£0.55m
Council Tax Premium Fund:	£0.5m
Sub-total:	£1.05m

Additional Funding Sources:

Welsh Government:	£1.65m
Adra:	£1.3m
Sub-total:	£2.95m
Total:	£4m

This scheme will be delivered by:



1b Supported housing for homeless young people

With the support of a regeneration grant from Welsh Government, we will remodel and upgrade the Nat West and GISDA building in Caernarfon to provide four flats for homeless young people; one flat to train young people to be able to live independently, an extension to the existing café to create employment for the homeless, creation of a permanent suitable home for GISDA and the to create a space for multi-agency support for homeless young people.



Gwynedd Council Funding Sources:

Council Tax Premium Fund: £285k

Additional Funding Sources:

Welsh Government: £685k

Total: £970k

This scheme will be delivered by:



1c Self contained units for individuals with intensive social needs

Housing some vulnerable individuals with intensive social and behavioural needs is very challenging and, as a result, we currently place them in unsuitable bed and breakfast accommodation. They receive intensive multi-agency support but suitable temporary self-serviced homes are required if they are going to be given an opportunity to be in a position where they can sustain a tenancy independently.

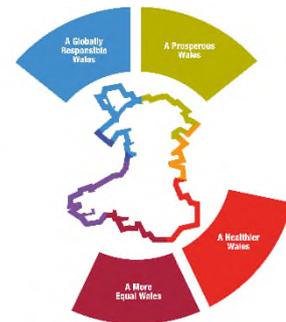
Number Of
Units

5

Investment

£500k

Link with the Council's
key areas of work:
Regeneration
Supporting People
Climate



Gwynedd Council Funding Sources:

Council Tax Premium Fund: £500k

Total: £500k

This scheme will be delivered by:



1ch Support packages for private landlords

Our ability to house homeless individuals relies on the support of the Housing Associations and private landlords. A support package for landlords is required if they are to be encouraged to offer a tenancy to local people who need housing rather than letting them for short term periods. The Government is currently trialling such a support package.



Gwynedd Council Funding Sources:

Council Tax Premium Fund:	£600k
Total:	£600k

This scheme will be delivered by:



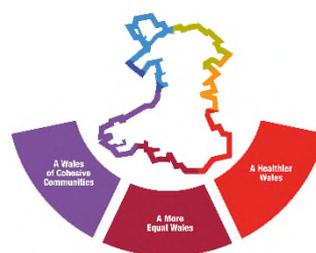
1d Specialist mental health support

Supporting tenants to remain in their homes is an essential part of our strategy to prevent homelessness. If we cannot prevent homelessness, then we will need to further increase our accommodation options and provide more homes and support, which is costly. The percentage of tenancies under threat due to mental health matters is increasing every year and there is a need to increase the expertise within the team to assist these vulnerable individuals to avoid losing their tenancy.

Number of individuals
200

Investment
£240k

Link with the Council's key areas of work:
Supporting People



Funding Source:

Housing Supporter Grant	£240k
Total:	£240k

This scheme will be delivered by:



1dd Accommodation and extra support in Arfon

One additional supported housing provision to meet the higher need in the Arfon area.



Gwynedd Council Funding Sources:

Council Tax Premium Fund:	£300k
Total:	£300k

This scheme will be delivered by:



2a Build more social housing than what can be funded through the social housing grant

It is possible to speed up the social housing construction programme by funding the gap in individual business cases using our own funds rather than depending on the Social Housing Grant alone. We can realise this by a partnership with the Housing Associations or by constructing them ourselves. We will prioritise one and two bedroom units in order to respond to the demand on a County level.

<p>Number Of Units</p> <p>500</p>	<p>Investment</p> <p>£23m</p>	<p>Link with the Council's key areas of work:</p> <p>Regeneration</p> <hr/> <p>Supporting People</p> <hr/> <p>Climate</p>	
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Gwynedd Council Funding Sources:

Council Tax Premium Fund: £1.2m

Additional Funding Sources:

Social Housing Grant £21.75m

Total: £22.95m

This scheme will be delivered by:



2b Redevelop the Polish Care Home site in Penrhos

Work in partnership with the owners (Clwyd Alyn Housing Association) to ensure that the Polish Care Home in Penrhos receives significant investment to re-develop the existing living units to high standard homes to local people. We will work with the local community to ensure that the offering on the site is based on the local need and we will be concentrating initially on the care accommodation needs rather than general housing.



This scheme will be delivered by:



2c Purchase of former social housing and renting them to Gwynedd residents

Purchasing former 'Council houses' that are on sale would be a way of increasing the number of social housing available for rent by local people. It would be possible to focus on housing with a local person clause (or S106 agreement housing) in the first instance. We will need to ensure that the houses are of an acceptable standard and aim to reclaim our investment by means of rental income.



Ffynhonnell Ariannol:

Borrowing	£10m
Total:	£10m

This scheme will be delivered by:



3a Develop our own housing in order to increase the opportunities for Gwynedd residents to compete in the housing market.

We know that one of the main challenges in the housing field is the inability of local people to purchase/rent their own homes in Gwynedd as they are too expensive. We will develop our own houses which will increase the housing stock in those communities where demand exists. We will consider a variety of tenure models in order to ensure that these houses are within the ability of local people to buy them. Initially, we will look at using sites in our ownership in Bala, Harlech, Bangor, Llanfachreth, Llanaelhaearn, Ffôr, Rhoshirwaun, Llanberis, Llanllechid and Barmouth. These houses will remain affordable in perpetuity.

<p>Number Of Units</p> <p>100</p>	<p>Investment</p> <p>£3.8m</p>	<p>Link with the Council's key areas of work:</p> <p>Regeneration</p> <hr/> <p>Supporting People</p> <hr/> <p>Climate</p>	
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Gwynedd Council Funding Sources:

Council Tax Premium Fund:	£3.8m
Total:	£3.8m

This scheme will be delivered by:



3b Purchasing private housing

The business case to purchase former Council houses is equally as applicable to other houses on the market. Gwynedd has a higher rate than the rest of Wales in terms of the number of vacant houses in our communities – 1200 at present. These are ready-made stock of houses that would be suitable to house local people and we can focus on these in the first instance. We will maximise our efforts in this field and consider purchasing houses of this type and let them to local people on an intermediate rent.

Number Of Units
36

Investment
£5.4m

Link with the Council's key areas of work:
Regeneration
Supporting People



Funding Source:

Borrowing	£5.4m
Total:	£5.4m

This scheme will be delivered by:



3C Consult with communities to establish their housing needs

Although we are aware that the demand for housing is higher than the affordable supply available in Gwynedd, further work is required to establish and quantify the exact need in all areas of the county. This will not prevent us from being able to commence our plans but as we proceed we will need to know in advance where exactly the need for different types of homes is and continue to keep this information up-to-date in order to support our efforts in this field.



Gwynedd Council Funding Sources:

Council Tax Premium Fund:	£150k
Total:	£150k

This scheme will be delivered by:



3ch Refusing applications to remove a local person condition on former 'Council houses'.

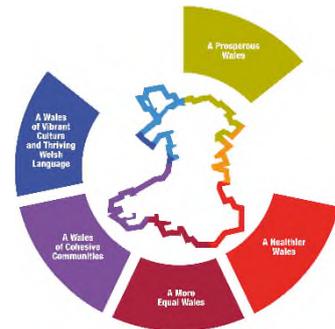
Historically, the Council in some cases has agreed to remove the local person condition imposed on sales under the Right to Buy scheme within the National Park and the AONB. We have room to consider being more challenging with such applications and to adhere to the original purpose of such clauses.

Number Of
Units
20

Investment
£0m

Link with the Council's
key areas of work:

Supporting People



This scheme will be delivered by:



3d Self-build plots

Take advantage of Welsh Government's scheme to prepare sites for housing developments through the 'self-build' model. Assist local individuals to go through the self-build process. We will trial the scheme on a site in Llanrug to learn how beneficial this scheme is. It may be suitable for another site in Llanfachreth as well.

Number Of
Units

6

Investment

£30k

Link with the Council's
key areas of work:
Regeneration
Supporting People
Climate



Gwynedd Council Funding Sources:

Council Tax Premium Fund:	£30k
Total:	£30k

This scheme will be delivered by:



3dd First Time Buyers' Grants to renovate empty houses

Grants to help first time buyers to renovate empty houses to an acceptable living standard. We will extend this scheme which has helped approximately 70 first time buyers over the past two years, and therefore have brought empty houses back into use.



Gwynedd Council Funding Sources:

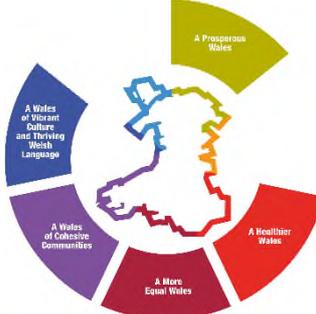
Council Tax Premium Fund:	£4m
Total:	£4m

This scheme will be delivered by:



3e Council Tax Exemption on empty houses for first time buyers

Extend the exemption period for paying Council tax on empty houses (main or sole house), giving first time buyers an additional year to complete essential restoration work before the house may be occupied, including cases where the exemption period has already been claimed by the former owners.

<p>Number Of Units</p> <p>120</p>	<p>Investment</p> <p>£200k</p>	<p>Link with the Council's key areas of work:</p> <p>Supporting People</p>	
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Gwynedd Council Funding Sources:

Council Tax Premium Fund:	£200k
Total:	£200k

This scheme will be delivered by:



3f Homebuy scheme

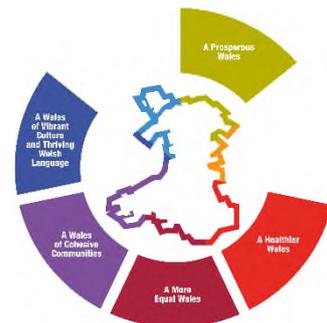
Extending the extremely popular pilot scheme which lends up to 20% of the house value up to £30,000 towards a mortgage deposit for first time buyers. The Council has a recycling fund that has already been operating on a small scale in this field. We can also use the same principle to contribute towards funding any element of the purchase, not just the deposit. The Council will safeguard its investment against the house either by recovering later on, or retaining an element of the ownership forever.

Number Of Units
100

Investment
£3m

Link with the Council's key areas of work:

Supporting People



Gwynedd Council Funding Sources:

Council Tax Premium Fund:	£3m
Total:	£3m

This scheme will be delivered by:



3ff Finding and purchasing land for building in the future

We already own some development sites, which will enable us to make a start on our plans in some areas where the need from local residents is clear. However, if we are to continue after that, we will need to be prepared to respond quickly to purchasing building land when the opportunity arises in the right places. We will also need to ensure that the land is suitable and mature for development in order to be able to act quickly when opportunities arise.

Number Of
Units

—

Investment

£1.2m

Link with the Council's
key areas of work:

Regeneration

Supporting People



Gwynedd Council Funding Sources:

Council Tax Premium Fund: £1.2m

Total: £1.2m

This scheme will be delivered by:



3g Residential element in community regeneration schemes

Increasing opportunities are emerging to be able to house people within their own communities by using part of the space in community regeneration schemes. We will take advantage of this and contribute towards such plans in order to create opportunities to let properties on intermediate rent within communities.

<p>Number Of Units</p> <p>12</p>	<p>Investment</p> <p>£600k</p>	<p>Link with the Council's key areas of work:</p> <p>Regeneration</p>	
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Gwynedd Council Funding Sources:

Council Tax Premium Fund:	£600k
Total:	£600k

This scheme will be delivered by:



3ng Offering support to owners who wish to let or sell their houses to local people.

From time to time, we receive applications from individuals who wish to sell or let their houses to local people rather than sell on the open market. We will offer a service that will be available in such a situation where we could help the sellers to identify a local person in need of a house and offer a selling service on their behalf if they so wish. We could also lease the houses to use them to home homeless individuals.

Number Of
Units

—

Investment

£0m

Link with the Council's
key areas of work:

Supporting People



This scheme will be delivered by:



4a Set up a new Energy Conservation service for home-owners in order to contribute towards our aspiration to address the climate crisis.

Establishing a new service to respond to the host of applications from community groups asking for support to deliver renewable energy schemes and to improve the ability of Gwynedd residents to avoid fuel poverty. At present, our communities are missing out on opportunities to deliver schemes due to the lack of technical expertise and the need for support to draw up business cases. The service will be available to advise, help with business cases and grant applications and to run energy conservation projects. Direct the fees paid by the users of our energy procurement frameworks towards creating a fund to operate in this field.

<p>Number Of Units</p> <p style="font-size: 2em;">—</p>	<p>Investment</p> <p style="font-size: 2em;">£500k</p>	<p>Link with the Council's key areas of work:</p> <p style="font-size: 1.2em;">Regeneration</p> <hr style="width: 50%; margin: 0 auto;"/> <p style="font-size: 1.2em;">Supporting People</p> <hr style="width: 50%; margin: 0 auto;"/> <p style="font-size: 1.2em;">Climate</p>	
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Gwynedd Council Funding Sources:

Council Tax Premium Fund:	£500k
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Total:	£500k
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This scheme will be delivered by:



4b Innovative Housing Pilot Scheme

We will construct four pods for the homeless from Passivhaus technology, meaning that energy consumption will be extremely low. This is a Gwynedd scheme that is now being used across the country.

Number Of Units
4

Investment
£600k

Link with the Council's key areas of work:
Regeneration
Supporting People
Climate



Gwynedd Council Funding Sources:

Council Tax Premium Fund: £300k

Additional Funding Sources:

Welsh Government £300k

Total: £600k

This scheme will be delivered by:



4c Funding the financial deficit in business cases for innovative housing

Currently, the costs of innovative housing continue to be approximately 20% higher than traditional building methods, leading to financially inviable business cases. If we are able to experiment with such methods and learn lessons for future development, we will make a financial contribution to business cases in order to ensure that we can use more environmentally friendly techniques. This will not be possible in every case and worthy cases will need to be selected.



Gwynedd Council Funding Sources:

Council Tax Premium Fund:	£1.2m
Total:	£1.2m

This scheme will be delivered by:



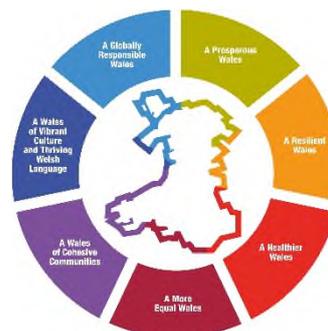
5a Supported housing – youth

As part of the responsibility of a Corporate Parent, there is a current shortage in the number of homes available to offer to young people who leave our care at 18 years old. There is also a shortage the number of 'supported housing' units to home young people who need support from the Council to live independently. We will develop two houses that will be suitable to meet this need in the county, by attempting to convert them into four purposeful units with support facilities as well.

Number Of
Units
4

Investment
£500k

Link with the Council's
key areas of work:
Regeneration
Supporting People
Climate



Gwynedd Council Funding Sources:

Council Tax Premium Fund:	£500k
Total:	£500k

This scheme will be delivered by:



5b Extra care housing for the elderly

Delivering an extra care housing scheme in Pwllheli as well as two other similar schemes in the mid and south of the county, providing up to 72 living units. We can achieve these internally or in partnership with a housing association similarly to what happens in Pwllheli.

Number Of Units
72

Investment
£13m

Link with the Council's key areas of work:
Regeneration
Supporting People
Climate



Gwynedd Council Funding Sources:

Asset Management Plan:	£0.5m
Council Tax Premium Fund:	£2.5m
Sub-total:	£3m

Additional Funding Sources:

Private Funding	£10m
Sub-total:	£10m
Total	£13m

This scheme will be delivered by:



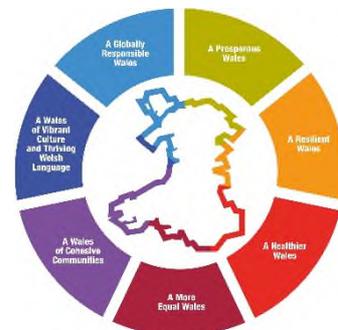
5c Penygroes Health Hub

The Council has already included this scheme in our Corporate Assets Strategy. This is an advanced scheme to provide an integrated health and care hub with the opportunity of using the development as a catalyst for community and economic regeneration at the same time. It will develop collaboration and integration between the local community, the third sector and statutory bodies to make the best use of resources in order to deliver what matters to the community. The scheme would include the provision of approximately 17 houses for older people and individuals with specific requirements as well as a new care facility at Plas Gwilym, which will offer approximately 11 additional bedrooms to what is currently available.

Number Of
Units
28

Investment
£20m

Link with the Council's
key areas of work:
Regeneration
Supporting People
Climate



Gwynedd Council Funding Sources:

Asset Management Plan: £3.5m

Is-gyfanswm: £3.5m

Additional Funding Sources:

Private Funding £16.5m

Total: £20m

This scheme will be delivered by:



5ch Supported Housing – adults with profound needs

Currently there are up to 30 adults with profound needs living in unsuitable placements across the county. The Adults Department could better support these individuals by purchasing up to 15 houses and recovering the investment through rented income and housing benefits. We will allocate an additional resource to modify the houses for the requirements of the users.



Gwynedd Council Funding Sources:

Council Tax Premium Fund:	£400k
Total:	£400k

This scheme will be delivered by:



5d Suitable homes for children with severe physical needs

In some cases, enabling a child to live at home with specialist care facilities mean that substantial adaptations need to be carried out in their houses. We will consider all solutions that could be practical for the residents of Gwynedd in such situations, be it by funding substantial adaptations, ensuring more specialist provision in new developments or purchasing/developing specialist houses ourselves if needed.

Number Of Units
15

Investment
£1.2m

Link with the Council's key areas of work:
Supporting People



Gwynedd Council Funding Sources:

Council Tax Premium Fund: £1.2m

Total: £1.2m

This scheme will be delivered by:



5dd Frondeg, Caernarfon

A new modern provision for adults with learning disabilities to replace the current provision in the Frondeg Home, which is unsuitable and coming to the end of its lifespan. The vast majority of the scheme is being funded by rental income.

Number Of
Units

17

Investment

£200k

Link with the Council's
key areas of work:
Regeneration
Supporting People
Climate



Gwynedd Council Funding Sources:

Council Tax Premium Fund: £200k

Total: £200k

This scheme will be delivered by:



5e Interest-free loans to improve housing conditions

A recycling fund to enable the provision of financial loans for local people on a low income to be able to deal with essential matters relating to condition so they can remain in possession of their homes.

Number of individuals 25	Investment £250k	Link with the Council's key areas of work: <hr/> Supporting People <hr/>	 A circular diagram representing the Welsh Government's strategy, divided into six colored segments: A Prosperous Wales (green), A Healthier Wales (red), A More Equal Wales (purple), A Wales of Cohesive Communities (blue), A Wales of Vibrant Culture and Thriving Welsh Language (orange), and A Wales of Sustainable Communities (yellow).
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Gwynedd Council Funding Sources:

Council Tax Premium Fund:	<u>£250k</u>
Total:	<u>£250k</u>

This scheme will be delivered by:



5f Home Safety

Fulfilling minor modification work (installing a handrail, small ramps, etc.) in order to make homes safe for residents to continue living independently for longer. We support approximately 800 people every year.

Number of individuals
2,000

Investment
£600k

Link with the Council's key areas of work:
Supporting People



Gwynedd Council Funding Sources:

Asset Management Plan:	£600k
Total	£600k

This scheme will be delivered by:



5ff Adaptations to make houses suitable homes for individuals with disabilities

Meet the Council's statutory responsibility to respond to applications for support to make various adaptations to the homes of individuals with disabilities in order to enable approximately 180 individuals per year to continue living independently in their homes.



Gwynedd Council Funding Sources:

Asset Management Plan:	£7.2m
Total	£7.2m

This scheme will be delivered by:



6 One-stop shop for Housing matters

Establishing a single access point for Gwynedd residents to gain specialist support with their Housing requirements. Currently, individuals may have to go to look for support to many different Council departments or to a number of external bodies. The system is complicated and does not offer the best support for the residents of Gwynedd to resolve their housing needs.



Gwynedd Council Funding Sources:

Council Tax Premium Fund: £480k

Total: £480k

This scheme will be delivered by:

