

What we will do?

Increase the supply of affordable housing through a mixture of tenures and acquisition which represents demand.
 Evaluate existing stock for best use, redevelop, refurbish or reclassify to maintain choice and supply.
 There will be continued positive work on empty properties , promoting services to get them back into use.
 Work effectively with our RSL partners for balanced waiting lists and nominations.
 Our Local Lettings Agency will promote good practice, high standards and provide more choice to those in need.
 Be proactive with planning applications and decisions engaging with developers and RSL's for housing provision to the private , affordable and social markets that meet the objectives of our housing policy and strategy.
 Concentrated Development strategies working in partnership with major stake holders .

What we will do?

With a defined operational council housing management function we will redevelop internal housing services to become proactive in identifying support, vulnerabilities and promoting services to ensure increased sustainable tenancies and prevent homelessness
 Embrace technology to provide health, housing and community solutions making accessing services easier and more efficient. and support those to use changing technologies.
 Respond and react to our customers based on productive feedback and scrutiny of our services and communities from a true reflection of our customers.
 Continue to promote effective multi-partnership work for solutions that meet stated needs and make efficient use of resources
 Review our Housing For Older people service, including support, stock and development of future extra care schemes and lifetime homes
 Progress on our commitment to provide additional accommodation sites for Gypsy and Travellers Community following our needs assessment.

Why?

Preventing homelessness remains a priority, we need to adapt our services to remain focused and diligent in a changing environment
 As we enter a climate change with welfare reform, our services need to be streamlined and focused on where customers needs lay to enable prosperity. We need to help people in their homes, but ensure that they have sustainable tenancies.
 Technology continues to advance, as do other services' reliance on them. Easy and efficient services provide many opportunities to redefine how we work, enable , care for and engage with our customers., particularly those with complex needs.
 Funding of Housing for older peoples support services is likely to reduce which will require an adequate strategy to counterbalance.

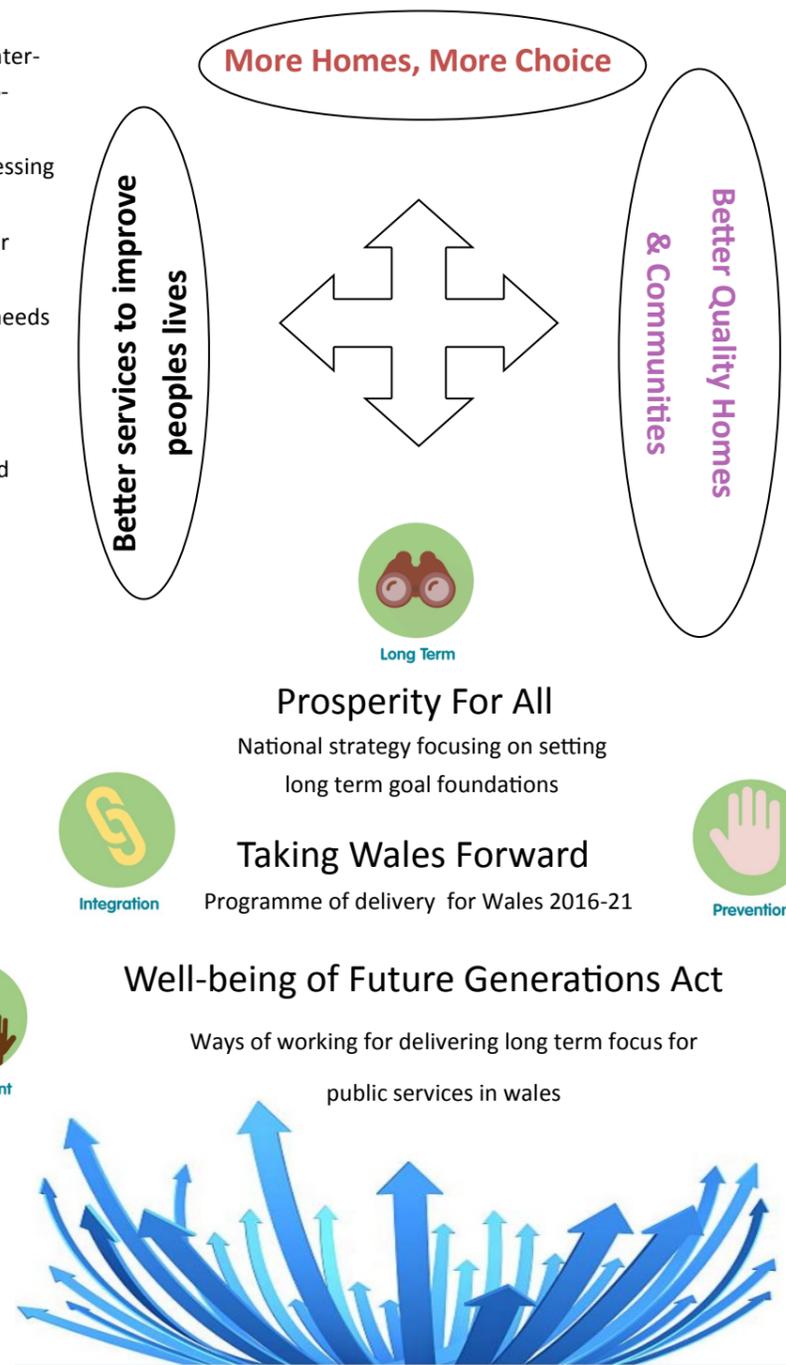
- Sustainable tenancies, reduced homelessness and effective support mechanisms
- Active and productive engagement with tenants, shaping services
- Services that are aspirational, efficient and cater for all
- Considerate and attentive support options for those with vulnerabilities or complex needs



Why?

A response to population growth and an aging population, is needed to shape and match increasing support needs.
 Housing supply needs to underpin economic growth and needs to progress at a similar rate, attractive affordable housing for purpose is a key requirement.
 Welfare reform will continue with momentum and whilst impact still remains fully unknown, preparation and evolving housing services need to be ready to react accordingly.
 The Private rented sector is a viable and a popular choice, work needs to continue to govern this .
 Empty properties are potential homes and visually less appealing, creating more homes and provide more choice will also increase vibrancy.

- More employment, reduced transfer waiting lists, increased sustainable tenancies and communities.
- Joint solutions for dealing with housing as an issue
- Easier access to housing and reduced associated costs and efficient use of funding..



What we will do?

Once homes have reached WHQS standards, we will commit to promoting homes are maintained to a high standard, making homes economical, attractive meeting the needs and aspirations of our customers.
 Work will continue to reduce the number of empty homes, through a number of initiatives specifically within the town centre, contributing to improve economic growth.
 Continuing to review our housing management teams to provide an improved and efficient service for our council tenants .
 The use of flexible of innovation in design of new homes and adapting existing, making best use of resources and being pragmatic in approach.
 Develop and promote energy efficiency strategies and services in existing and new council homes and promote services available to private owners.
 Remain dedicated to adapting homes where appropriate, supporting the notion of lifetime homes and inde-

Why?

The appearance and attraction of Wrexham town centre an economic centre needs to improve, housing is a key factor to this.
 Construction of new homes has to meet regulations, it is also aspirational to build homes that exceed expectations.
 Improve affordability, vibrancies and ensure consistent outcomes throughout council and private sectors .
 Support our economic and regeneration model making Wrexham a more prosperous place in which to work live and visit.
 Promote healthier and environmentally friendly communities and reducing fuel poverty and improving climates
 Create homes

- Sustainable communities that have vibrant assets and access to services and employment
- Vibrant and self sufficient communities
- Efficient homes for life with reduced fuel poverty
- Regenerated Town Centre attracting new commerce