

## Appendix A: *The Well-being of Future Generations (Wales) Act 2015*

We are committed to delivering our services in a sustainable way as outlined in the Well-being Act. We do this by:



Looking at the **long term** so that we do not compromise the ability of future generations to meet their own needs

Providing more affordable homes has been a key strategic priority for the Council for a number of years. We published our five year vision for increasing the supply of affordable homes in 2015 and, in 2016, we set out our first ambitious programme to deliver over 1000 additional affordable homes across the County.

We also have now developed a 10 year Council new build programme that will deliver over 900 homes and invest over £150 million into our communities. Building homes to meet people's needs now and for generations to come.

Maintaining our existing stock is also a key priority for the council and a vital source of social rented homes in the county. Our 30 year HRA business plan sets out our ambitions for improving and maintain our homes. It will ensure that we continue to offer quality social rented homes in the county meeting the needs of our communities.

Our investment programmes for increasing the supply for affordable homes and managing and maintaining our current stock help promote sustainable communities by creating local jobs and training opportunities. The investment helps stimulate the local economy and creating safe and attractive communities where people want to live.



## Understanding the root causes of the issues to **prevent** them reoccurring

We ensure that our tenants and residents are at the centre of the services we provide by listening and understanding.

We:

- Ask our tenants for their views on the CHS+ and use this information to develop our services
- Asked our tenants and key partners what their priorities were for affordable housing. We had an overwhelming response to the consultation with nearly 1,000 responses received. By listening to the responses and key messages from the consultation we developed our affordable housing commitment, delivery plan and new build programme
- Carried out a 10 year Health Impact Study to measure the health benefits of our housing investment programmes

We have recently introduced Canfod Cartref Homefinder which has changed the way we let our homes enabling tenants to take control and make their own decisions on the homes that they want to live in.

We have also developed a new Homeless Strategy that will help to shape and develop services for people who are homeless, threatened with homeless, and those in need of housing advice to prevent them becoming homeless.

By listening to our tenants we have developed a pre-tenancy service to provide tenants with help and support at the beginning of their tenancies. We also provide help and support throughout their tenancy helping tenants to pay their rent, make connections within their communities and access other support services to ensure that they are able to sustain their tenancies long term.



Taking an **integrated** approach so that we look at all well- being goals and objectives of other services and partners

We take an integrated approach to providing homes that meet specific needs including assisted living schemes, property adaptations for people with learning disabilities, Mental Health and older people. This integration ensures that we are able to provide homes that meet specific needs and maintaining independent living. The Wellness and Life Science Village' at Delta Lakes, Llanelli will further develop this integration.

Our affordable home deliver plan is integrated with the local development plan ensuring that we provide affordable homes in accordance with our planning policy on private developments (Section 106 developer contributions). The plan is also integrated with the priorities of the Swansea Bay City Deal, providing homes as power stations and meeting the Councils commitment to reducing its carbon footprint.

We took an integrated approach to understanding the impact of our investment by carrying out the health impact study with Cardiff and Swansea Universities which clearly showed the link between poor housing and health.



**Collaboration** - Working with others in a collaborative way to find shared sustainable solutions

Working in partnership with our key stakeholders including Welsh Government, Housing Associations, local contractors and the supply chain will ensure we maximise all external funding opportunities and embrace all opportunities for transforming our communities e.g. by working in collaboration with Pobl Group and Welsh Government we have secured over £3.5m to create 21 high quality apartments at the Buckley's Site in Llanelli. This has transformed a derelict listed building and a river walkway at the gateway to Llanelli town centre.



### **Involving a diversity of population in decisions that affect them**

Engagement and consultation with a wide range of stakeholders was instrumental to shaping the Affordable Homes Delivery Plan. This was essential to ensure that our vision reflects the priorities of our local communities, making sure that we provide the right homes in the right areas. Continued involvement with our stakeholders is essential to ensuring that we continue to deliver what is needed in our communities.

Tenant involvement in the delivery of the Business Plan is an overarching principle. We have set out our plans to produce a tenant engagement strategy and widen our support and advice services for both preventative services and to mitigate the impact of Welfare Reform. Tenants will continue to contribute to the development of both the CHS+ and the Environmental Improvement Programme.

We have recently undertaken a 'Planning for Real' exercise in the Tyisha area of Llanelli with a view to developing a community Masterplan based on the feedback and priorities identified by the community.

There are **7 well-being goals** in the Act. Together they provide a shared vision for public bodies to work towards. We must work towards achieving all of them.



<b>A Prosperous Wales</b>	<b>A Resilient Wales</b>	<b>A Healthier Wales</b>	<b>A More Equal Wales</b>	<b>A Wales of Cohesive Communities</b>	<b>A Wales of Vibrant Culture and Thriving Welsh Language</b>	<b>Globally Responsible Wales</b>
<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>7</b>

## 1. A prosperous

- Over £150m will be invested into the local economy in our communities creating affordable homes for sale and rent.
- Over £45m will be invested to improve the quality and condition of our existing housing stock over the next 3 years.
- Our new build developments and our stock investment programme will boost the local construction industry creating local jobs and local training opportunities.
- Introducing innovative low carbon technology into our new build programmes will help shape the future of the local supply chain. It will help make the installation of innovative low carbon technology more mainstream, reducing costs and helping address the specialist skill shortages in the area.
- Bringing empty homes back into use will help regenerate local communities, creating places that people are proud to live in.
- Working with private landlords through our Simple Lettings Agency will help create more affordable homes for rent in areas of high housing need.
- Buying private sector homes and increasing the Council's own housing stock will help stimulate the local economy.

## 2. A resilient Wales

- Our new Council new build programme will deliver over 900 homes.
- Our Housing Association new build programme will deliver a further 450 homes.
- Cartrefi Croeso will deliver over 500 affordable homes
- Our Simple Lettings agency will help create greater choice for affordable rental homes and help individuals and families live in the areas they work, stimulating our local economies.

- Bringing empty homes back into use in towns and villages will have a positive effect and help regenerate local communities, creating places that people are proud to live in
- Our plans will deliver affordable homes throughout Carmarthenshire with a focus on promoting health and well-being and creating safe and attractive environments.

### 3. A healthier Wales

- Increasing the supply of good quality affordable homes in safe and attractive environments will help improve health well-being in our communities.
- Developing energy efficient homes with low running costs will create homes with higher internal comfort levels having a direct effect on mitigating fuel poverty and improving physical and mental health.
- Providing affordable homes that meet the needs of the occupying household will help prevent accidents in the home. This will have a direct effect on improving physical and mental well-being as well as reducing demands on the local health service.

### 4. A more equal Wales

- Increasing the supply of affordable homes in the county using a range of solutions will help provide choices and help ensure that individuals and families live in homes that meet their needs.
- Delivering more affordable homes in our communities will help ensure that local people are able to remain in their local community, maintaining their support network with family and friends.
- Providing a range of affordable solutions including homes for rent and low cost home ownership will provide greater options that meet the individual needs of families and single people in our communities.



## 5. A Wales of Cohesive Communities

- Increasing the supply of good quality affordable homes for sale and rent will help create sustainable communities where people want to live now and for generations to come.
- The Simple Lettings Agency and increasing the Council's own housing stock will make more affordable homes for rent available in our communities.
- Bringing empty homes back into use will improve the appearance of towns and villages, improve confidence in the area and help stimulate the local economy.

## 6. A Wales of vibrant culture and thriving Welsh Language

- Creating more affordable homes will help increase the supply of homes for local people in our towns and villages, creating sustainable communities which will help to promote Welsh culture, the Welsh language and bi-lingulism and in the county.

## 7. A globally responsible Wales

- Developing homes with the latest advances in thermal insulation and innovative low carbon technology will reduce carbon emissions during occupation by up to 60%.

- Providing homes with a facility to store electricity will further reduce carbon emissions as there will be less reliance on energy produced by the national grid.
- Developing homes using the latest innovative technology will also reduce carbon emissions during construction.by:
  - the embodied carbon in the homes being minimised by the selection of low carbon materials during construction
  - the integration of low carbon technologies into the building fabric
  - the reduction of carbon emissions from deliveries by using local suppliers where ever possible