

Appendix A – Consultation framework

Target group	Methods utilised	Key comments	Outcome of comment(s)
Biodiversity	The County Ecologist commented as part of the impact assessment on the Draft Local Housing Strategy	Need to refer to biodiversity as part of the sustainable development agenda	Biodiversity added to the sustainable development section
Black minority Ethnic (BME)	The North Wales Race Equality Network were invited to the Housing strategy consultation day. The draft has been e-mailed to the chair and a follow-up e-mail to be circulated to the whole organisation asking for comments	No comments received	Not applicable
Builders	Invited to the Local Housing strategy day. Specific planning site negotiations. Annual Affordable Housing Workshop	Generally accepted the need for affordable housing. Priority for on-site affordable housing is enforced too inflexibly. The time taken to complete Section 106s is too long.	Increased flexibility built into affordable housing provision. Section 106 will require more discussions. Review of Affordable Housing Supplementary Planning Guidance by March 2008
Chartered surveyor, Estate Agents & developer agents	A chartered surveyor presented and led an affordable housing workshop at the consultation day. Attended the affordable housing liaison group when relevant. Other estate agents attended the consultation day. Representatives from all three occupations attend the annual affordable housing workshop. Posters advertising the draft was widely circulated to a range of Estate Agents throughout the County	Called for a more flexibility within the affordable housing policy	Please refer to the builders section (above)
Communities First	The Head of Housing is a board member of one of the Community First partnerships. The draft Local Housing Strategy was circulated to the lead officers of both partnerships in Rhyl	No comments received	Not applicable
Community and Town Councils	Poster advertising is send to each of the Town and Community Council Clerks in Denbighshire. Advertised on the official and General Noticeboards of Denbighshire County Council intranet	Bodfari CC – general need for rural housing, critical of large houses with high prices developed recently and suggest piloting 70% affordable quota in rural areas	Planning permission has been granted for six affordable units in Bodfari. Will consider the rising the proportion as part of the general Affordable Housing review
Community safety	Draft circulated to Community Safety (CS) Team and a range of CS organisations in Denbighshire	Text and Operational Plans discussed with the CS Team	Amended as appropriate

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Corporate – Denbighshire County Council	Attendance of the Local Housing Strategy by a wide range of Council Departments including Social Services, Education, Planning and Economic development. IMPACT meetings to facilitate cross departmental discussion of issues and draft was put on the corporate consultation log. Specific general impact assessment undertaken on the Draft Local Housing Strategy. Draft advertised on the official and general noticeboard (intranet)	Refine the equalities section to include more groups - Disabled and Lesbian Gay Bisexual sections added. Mainstream sustainability throughout the strategy.	Sharpened up the final version by adding groups and mainstreamed references to sustainability and in Section 9.
County Councillors	Scrutiny, Cabinet and Full Council discussions, e.g. affordable housing policy. Local Development Plan working group. Excellent attendance at the Local Housing Strategy consultation day and poster advertising the draft Local Housing Strategy sent to all members. Draft advertised on the intranet notice boards. The Lead member reviewed the draft before general release	Lead member comments included in the draft. Comments fed into the Operational plans and text	Ongoing process
Denbighshire Disability Forum	Attendance at the Local Housing Strategy Day. Draft circulated to the group	Increase awareness of disability issues in workshops.	Specific disabled section to be added to the Local Housing Strategy
Economic development	Specific meetings to discuss Local Housing Strategy issues and research. Principal officer attended impact assessment session and the Local Housing Strategy Consultation Day and Local Housing Market Assessment feedback session	More focus on economic issues including the use of local contractors and linkage to college(s).	Economic issues added to the Council housing section and Appendix B. See section 4 of the Ongoing Operational Plan.
Education	Attendance at Local Housing Strategy Consultation Day. Specific meetings also held.	There is a need to actively promote the issue of Gypsy and Travelers. Requirement to develop a more strategic approach to this group	Head of Housing is leading a multi-departmental gypsy and traveller group

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General public	Prominent article in County Voice (delivered to all households in Denbighshire), copies in Council Offices and supermarkets. Press release to a wide range of newspapers and appeared in a number of local papers. Draft circulated to all those on the housing contacts list (around 500 in list). Posters in libraries, cash offices and one stop shops. Draft promoted on the front of the Denbighshire website, housing pages and in the public consultations	Reduce the number of strategic housing options from twelve to six. Undertake further work into understanding the impact of migrant workers. Develop an empty homes strategy. More flexibility required in affordable housing policy. Affordable schemes should be more widely publicised.	All comments incorporated as actions within Operational Plans. Work will be undertaken upon empty homes, but there are no revenue funds available at present to develop a coherent strategy.
Gypsy & Traveler	Attendance of specific meetings and seminars with the Commission for Race Equality. The Head of Housing is leading a group to pull together the relevant parties to discuss Gypsies and Travellers corporately and the first meeting was in May 2007. This will link with the wider group of agencies in North Wales. Specific regional research is required and the Bangor University Knowledge Transfer Partnership is examining this possibility	Further research is required.	Not applicable
Health	Health Policy officer attended the impact assessment session and additional comments requested. Discussion at the Older Persons partnership Board which includes various health professionals – including the Local Health Board, Conwy and Denbighshire NHS trust. Draft circulated to the Local Health Board and Clwyd Community Health Trust	See older persons section	See older persons section
Housing services	Extensive involvement of Housing of Housing Services and Principal Officers. Various meetings and specific discussions on homelessness, etc.	Ongoing discussions of potential ideas	Extensive input into the draft local Connections policy and Operational Plans.
Lenders	Invited to attend the Local Housing Strategy Day. Posters and explanation sent to various lenders throughout Denbighshire	No comments	Not applicable

Target group	Methods utilized	Key comments	Significant changes made in light of comment(s)
Older persons	Regular meetings with the champion for older people. The Older People Strategy Officer attends the older people's partnership board and Impact meetings (interdepartmental working). The Housing Strategy Manager chairs the older persons housing commissioning group. The Local Housing Strategy Consultation highlighted this groups needs	General need to provide more accommodation options for older persons. OPPBB – limited availability of housing contribution towards bed blocking. Consider developing self-support networks and to ensure all new homes meet lifetime homes standards.	More options are being developed – e.g. private sector sheltered and extra care. Need to increase the supply of housing to limit bed blocking. Self –support network should be discussed further. Lifetime homes would need to be added to Building Regulations (Central Government)
Planning services	Specific comments from Policy Manager. Discussion at various other meetings. Attendance at the Local Housing Strategy consultation day. Day to day discussions with Development Control	Need to sharpen up the Executive Summary and detail how this version differs to the previous one. Specific work on developing the Local Connection policy. Other general comments	Two way process to improve specific projects or policy.
Police (North Wales)	Police Officers attend Homelessness Forum and Local Housing Strategy consultation day. Specific comments on the draft.	The need to expand on Gypsies and Travellers, BME section and joint working on anti-social behaviour (ASB)	All incorporated – ASB already contained in the Operational Plan (completed)
Politicians	Invited to present and attend the Housing Strategy consultation day. E-mailed a copy of the draft. General press release	No comments received	Not applicable
Private Landlords	The National Landlords Association presented and led a workshop at the consultation day. Comments received from the NLA. Draft promoted at the Landlord's Forum.	Raise awareness of the new procedure for deposits. Limited capacity of the private sector and that the majority of Landlords maintain properties to a high standard	Mentioned in the strategy. Limited capacity is noted and the majority do provide good accommodation but the concern is those who live in poor conditions
Private sector housing	Regular meetings to discuss current and future projects.	Operational Plans amended regularly to reflect progress	Ongoing process
Registered social landlords	Day to day contact on specific projects including the Low cost ownership register. RSL Forum, Homelessness Forum and Affordable Housing Liaison Group. Affordable Housing members days	Comments incorporated into draft and final version	Ongoing process

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Resident and Tenant groups	Invited to the housing consultation day. Tenant Participation Officer has been actively promoting the draft and seeking comments from the groups and Denbighshire umbrella tenant/resident organisation	No comments received	Not applicable
Social Services	Attendance at the housing consultation day. Input into the general impact assessment of the draft. Detailed comments from family and children services. Older Persons Partnership Board and general directorate events, e.g. staff conference for social services and housing.	Lack of a specific disabled section although mentioned in the text. Identified points in terms of each of the strategic objectives.	Equalities expanded to include a disabled section. Points incorporated.
Supporting People	Specific discussions of the main text and Operational Plans. Attendance of consultation day and Affordable Housing Liaison Group (when necessary).	Mainstreamed Supporting People in the Operational Plan	Comments incorporated at draft and final version stages
Transport	Individual planning applications discussions. Sent a copy of the Draft	No comments received	Not applicable
Voluntary and independent sector	Publicised by the Denbighshire Voluntary Services Council newsletter (umbrella organizations). Specific discussions with DVSC attending the Homelessness Forum and Older Peoples Partnership Board. Various other voluntary groups attend the Homelessness Forum including Women's Aid and Welfare Rights	Welfare rights requested the draft to be crystal marked and add in reference to child poverty plan.	The LHS document cannot be crystal marked within existing budgets. Child poverty added to the text in Appendix B.
Welsh Assembly Guidance	Received five pages of detailed comments.	It is well structured, comprehensive and rigorous and commended the Operational plans. The need to include LHMA results. Number of other general and specific section comments.	Will be elaborated further when results are fully available. Other comments fully considered.
Young persons	The LHS Impact Assessment included comments from staff working with this group. The Homelessness Forum discusses issues of youth homelessness. Housing issues for young people are continually fed into the consideration the Operational Plans	Difficulties affording accommodation – private rented and owner occupation. Single Room rent issue for those under 25 on Housing Benefit.	Affordable Housing Policy is generally aimed at younger first time buyers/renters. Government controls the use of the single room rent policy.