

TORBAY COUNCIL

Report No: **Com/13/04**

Title: Affordable Housing Action Plan

To: Executive on 11th January 2005

1. Purpose

1.1 To adopt one additional aspect to the strategy detailed below:-

1.2 Affordable Housing Action Plan – “Oiling the Wheels”, which sets out a corporate approach to delivering Priority 2 within ‘The Future of Housing in Torbay’ A Partnership Strategy 2003-2006, which is:

“Maximise the number of high quality new affordable homes delivered in Torbay over the strategy period by effective use of funding opportunities and the planning system”, which is Objective 2 within Transforming Torbay – Making Change Happen theme 5 Affordable Housing and mirrored on page 15 of the Community Plan.

2. Relationship to Corporate Priorities within Transforming Torbay – making change happen

2.1 1.1 above is a plan to ensure that the Council delivers priority/objective 2 of theme 5 Improving access to good quality affordable housing, the text of which is contained in 1.1.1 above.

3. Recommendation(s)

3.1 That members adopt the Affordable Housing Action Plan, pending a full revision of the strategy and adoption of ‘The Future of Housing in Torbay’ A Partnership Strategy 2006-2008 in January 2006.

4. Reason for Recommendation(s)

4.1 Recommendation have been put forward, following the development of the Affordable Housing Action Plan over the last six months, involving planning, housing and legal services and the wider Torbay Housing Partnership Development Group, co-ordinated by a jointly funded development consultant commissioned and funded by housing and both planning departments. The plan draws together the Council’s approach to maximising the delivery of new affordable housing through a number of key documents:

- Local Plan
- Supplementary Planning Guidance on Affordable Housing
- Housing Strategy (‘The Future of Housing in Torbay’ A Partnership Strategy 2003-2006)

The action plan and monitoring template will be dynamic and progress reported to:

- Housing Planning Taskforce - quarterly
- Housing Strategy Working Party - quarterly
- Executive - annually
- Torbay Housing Partnership Development Group – quarterly
- Torbay Housing Partnership Steering Group – annually

5. Key Risks associated with the Recommendation(s)

- 5.1 Non delivery of objective 2 and objective 5 within Affordable Housing theme of Transforming Torbay – making change happen

Likelihood	6	6	12	18	24
	5	5	10	15	20
	4	4	8	12 x	16
	3	3	6	9	12
	2	2	4	6	8
	1	1	2	3	4
		1	2	3	4
		Impact			

 Low risk  Intermediate risk  High risk

The "x" in the above matrix denotes where the author has assessed the level of final risk to fall

6. Alternative Options (if any)

- 6.1 To not adopt the plan

7. Background

- 7.1 The context for Affordable Housing Action Plan is contained within the plan. The key point to make is that historically affordable housing was not a priority for Torbay Council and legal, planning and housing were not working closely to maximise delivery of new affordable homes.

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IMPLICATIONS, CONSULTATION AND OTHER INFORMATION

Part 1

These sections may have been completed by the Report author but must have been agreed by the named officers in the Legal, Finance, Human Resources and Property Divisions.

Does the proposal have implications for the following issues? If "Yes" - give details. <i>delete as appropriate</i>		Name of responsible officer
Legal	Yes	Bill Norman
Financial – Revenue	No	
Financial – Capital Plan	Yes	Lynette Royce
Human resources	No	
Property	Yes	Chris Sexton

Part 2

The author of the report must complete these sections.

Could this proposal realistically be achieved in a manner that would more effectively: <i>delete as appropriate</i>		
(i)	promote environmental sustainability?	No
(ii)	reduce crime and disorder?	No
(iii)	promote good community relations?	No
(iv)	promote equality of opportunity on grounds of race, gender, disability, age, sexual orientation, religion or belief?	No
(v)	reduce (or eliminate) unlawful discrimination (including indirect discrimination)?	No

If the answer to any of the above questions is "Yes" the author must have addressed the relevant issue/s in the main report and have included a full justification and, where appropriate, an impact assessment.

Part 3

The author of the report must complete this section.

	<i>delete as appropriate</i>	If "Yes", give details
Does the proposal have implications for any other Directorates?	Yes	Needs and has commitment of Strategic Environmental Policy, Development and Conservation Services, Legal Services and Housing Services

Part 4

Is this proposal in accordance with (i.e. not contrary to) the Council's budget or its Policy Framework?	<i>delete as appropriate</i>
	Yes
1.	If "No" - give details of the nature and extent of consultation with stakeholders and the relevant overview and scrutiny body.
2.	If "Yes" - details and outcome of consultation, if appropriate. The Affordable Housing Action Plan has been formulated through consultation with Torbay Housing Partnership and worked up by Housing, Planning and Legal Services.

Part 5

Is the proposal a Key Decision in relation to an Executive function?	<i>delete as appropriate</i>	If "Yes" - give Reference Number
	No	

Part 6

Wards

All

Appendices

Appendix 1	Affordable Housing Action Plan
Appendix 2	Action Plan Matrix
Appendix 3	Monitoring Template and Targets

Documents available in Members' Room

Background Papers:

The following documents/files were used to compile this report:

Local Plan
 Supplementary Planning Guidance on Affordable Housing
 'The Future of Housing in Torbay' A Partnership Strategy 2003-2006
 Stage 1 Re-inspection Audit Commission Report on Homelessness and Housing Advice
 December 2003