



Friday, 11 January 2019

HOUSING COMMITTEE

A meeting of **Housing Committee** will be held on

Monday, 21 January 2019

commencing at **2.00 pm**

The meeting will be held in the Meadfoot Room, Town Hall, Castle Circus,
Torquay, TQ1 3DR

Members of the Committee

Councillor Thomas (D) (Chairman)

Councillor Darling (S)

Councillor Robson

Councillor O'Dwyer

Councillor Stocks

Councillor Parrott

Councillor Tyerman

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Email: governance.support@torbay.gov.uk

www.torbay.gov.uk

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HOUSING COMMITTEE AGENDA

1. **Apologies for Absence**
To receive apologies for absence, including notifications of any changes to the membership of the Committee.
2. **Minutes** (Pages 4 - 7)
To confirm as a correct record the Minutes of the meeting of this Committee held on 19 November 2018.
3. **Declarations of Interests**
 - (a) To receive declarations of non pecuniary interests in respect of items on this agenda

For reference: Having declared their non pecuniary interest members may remain in the meeting and speak and, vote on the matter in question. A completed disclosure of interests form should be returned to the Clerk before the conclusion of the meeting.
 - (b) To receive declarations of disclosable pecuniary interests in respect of items on this agenda

For reference: Where a Member has a disclosable pecuniary interest he/she must leave the meeting during consideration of the item. However, the Member may remain in the meeting to make representations, answer questions or give evidence if the public have a right to do so, but having done so the Member must then immediately leave the meeting, may not vote and must not improperly seek to influence the outcome of the matter. A completed disclosure of interests form should be returned to the Clerk before the conclusion of the meeting.

(**Please Note:** If Members and Officers wish to seek advice on any potential interests they may have, they should contact Governance Support or Legal Services prior to the meeting.)
4. **Urgent Items**
To consider any other items that the Chairman decides are urgent.
5. **HMO Licensing - Briefing** (Pages 8 - 11)
To note the report.
6. **Housing Delivery Quarterly Performance Report** (Pages 12 - 21)
To consider a report that sets out the quarter 2 performance data for the Council's commissioned housing services.
7. **Update on Care Leavers and Homeless Young People's Commissioning Proposal** (Pages 22 - 23)
To note a report that provides a timeline for the development of a framework of support and accommodation for care leavers and young people aged 16 to 25.

- 8. Housing and Accommodation for an Ageing Population. Research in Torbay: Interim Findings** (Pages 24 - 41)
To note the interim findings from Housing LIN research.
- 9. Exclusion of the Press and Public**
To consider passing a resolution to exclude the press and public from the meeting prior to consideration of the following item on the agenda on the grounds that exempt information (as defined in Schedule 12A of the Local Government Act 1972 (as amended)) is likely to be disclosed.
- 10. Torbay Council's Housing Delivery Partner** (Verbal Report)
To receive a verbal report on Torbay Council's Housing Delivery Partner.
- 11. Update on Three Housing Sites** (Pages 42 - 46)
To note a progress update on delivering affordable housing on three housing sites.



Minutes of the Housing Committee

19 November 2018

-: Present :-

Councillor Thomas (D) (Chairman)

Councillors Darling (S), O'Dwyer, Parrott, Robson, Stocks and Tyerman

(Also in attendance: Councillor Brooks)

54. Minutes

The Minutes of the Housing Committee held on 12 September 2018 were confirmed as a correct record and signed by the Chairman.

55. Housing Policy and Funding Update

The Committee considered a report that outlined recent developments and Government announcements regarding housing policy and funding for housing.

The Housing Strategy Delivery Manager informed Members that the Regulator of Social Housing had been established as a standalone organisation and was no longer part of the Homes and Communities Agency, reaffirming the Government's commitment to a strong, independent regulator of social housing.

Members attention was also drawn to the Government consultation and draft policy statement on social housing rent setting policy from 2020-21 as well as the Government announcement of £1.3 billion Land Assembly Fund and £630 million small sites fund.

Resolved:

That the Director of Adult Services and Housing ensure that actions to respond to the opportunities set out in the submitted report are progressed and incorporated into the refreshed Housing Strategy Action Plan 18-19, the Homelessness Strategy and the housing enabling work programme of the Torbay Development Agency.

56. Rough Sleepers and Housing First Update

Members noted a report that provided an update on progress with Housing First/Rapid Re-Housing and funding bids around rough sleeping. Members were advised that significant progress was being made towards not only the introduction of the Housing First service, but also to acquiring accommodation and making the necessary cultural change.

Members sought an assessment of the impact the requirement for Houses of Multiple Occupation to be licenced had had on current Council resources. Members were advised that since the scheme started in October, 25 new applications had been received with staff taking a proactive approach to encourage registration. Members requested a report be presented to the next meeting of the Housing Committee.

57. Extra Care Housing Needs Assessment and Strategy Development

Members considered a report that sought to inform them and gain their support for development of an Extra Care Housing Strategy. The report outlined demand assessment work that the Council was carrying out to develop an evidence base and understanding of the aspirations of people for housing and care in later life. It was anticipated that the demand assessment research will inform development of a cross-tenure Extra Care Housing Strategy and Supplementary Planning Document on older peoples housing.

Resolved:

- i) that the report be noted; and
- ii) that the work currently underway on extra care housing demand assessment and the development of the Extra Care Housing Strategy to provide a framework and design guidance to inform the business case for specific extra care housing sites/schemes be endorsed.

58. Transforming Care Partnership - Accommodation for Complex Clients Update

Members noted an update on the work of the Devon Transforming Care Partnership in developing appropriate accommodation with care. The Head of Partnership, People and Housing informed Members that the development of the property will be supported by specialist architects with experience of developing housing for people with learning disabilities and autism. The identification of Torbay clients to move into the property is underway. The property will be available for use from quarter 2 2019/2020 and will operate as supported living under the Torbay Supported Living Framework.

59. Care Leavers and Homeless Young People's Commissioning Proposal

Members considered a report that set out the initial proposals to develop a framework of supported accommodation and support services for young homeless people aged 16 to 25, including care leavers and those to whom the Council owes a statutory responsibility. Members were advised that an officer board had been established whose aim includes addressing the shortage of supported accommodation options for young people in transition to adulthood and increasing sufficiency of local provision. As well as addressing the Council's statutory responsibilities there was an opportunity to make savings in the cost of children's placements for young people aged 16+ by driving down costs of provision, by

commissioning a new framework of a pipeline of different services meet the Council's statutory responsibilities and suit young people's varying needs, with contributions from Joint Commissioning Team, Children's Services and Housing.

Resolved:

- i) that the direction of travel for 16+ accommodation set out in the submitted report be noted;
- ii) that the development of a partnership commissioning plan and specification for a young people's pipeline of services be supported. That a further update report be presented to the Housing Committee on 21 January 2019; and
- iii) that the Director of Adult Services and Housing be requested to determine the appropriate decision making process in order to progress the ideas set out in Section 3 of the submitted report.

60. Community Housing Fund Activity and Expenditure Update

Members noted a report that provided an update on the progress of community housing projects in Torbay and expenditure through the Council's Community Housing Fund allocation.

61. Exclusion of the Press and Public

Prior to consideration of the item in Minutes 62 and 63 the press and public were formally excluded from the meeting on the grounds that the item involved the likely disclosure of exempt information as defined in paragraph 3 of Schedule 12A of the Local Government Act 1972 (as amended).

62. Highlight Report - Update on Four Housing Sites

Members received an update on four housing sites. Members questioned whether a planning application had been submitted and validated for the first site set out in the submitted report. Members were also supportive of the fourth site set out in the submitted report recognising the sustainability of the site.

63. Torbay Councils Housing Delivery Partner

Members considered an exempt report that set out the benefits and/or disadvantages of merging the Housing Rental Company (RentCo) into the TDA, or subsidiary, to enable relevant affordable housing schemes to be delivered at pace.

Resolved:

That in principle there appears to be clear benefits in merging the Housing Rental Company (RentCo) into the TDA, or a subsidiary of the TDA to enable relevant affordable housing schemes to be delivered at pace.

That Council be recommended:

- i) that the principle of merging the Housing Rental Company (RentCo) into the TDA, or a subsidiary of the TDA be approved, subject to further due diligence and a detailed commissioning agreement;
- ii) that the Assistant Director of Business Services be authorised to undertake further due diligence and, if appropriate, finalise a detailed commissioning agreement with the TDA for the delivery of affordable housing schemes, in consultation with the Executive Lead for Housing, the Chairman of the Housing Committee and the Section 151 Officer.

Chairman/woman



Meeting: Housing Committee

Date: 21 January 2019

Wards Affected:

Report Title: HMO Licensing – Briefing

Is the decision a key decision? No

When does the decision need to be implemented?

Executive Lead Contact Details: Cllr Cindy Stocks, Executive Lead Housing,
Cindy.Stocks@torbay.gov.uk

Supporting Officer Contact Details: Robert Kelly, Housing Standards and
Environmental Protection Manager
robert.kelly@torbay.gov.uk

Mandatory Licensing of Houses in Multiple occupation (HMO)

1. Brief overview of the requirements of the new legislation

The Licensing of Houses in Multiple Occupation (Prescribed Description) (England) Order 2018, the Licensing of Houses in Multiple Occupation (Mandatory Conditions of Licences) (England) Regulations 2018, and the Housing Act 2004 all collate to set out the new requirements for mandatory licensing of certain HMOs (post October 2018). These new regulations alter the pre-existing scheme (pre October 2018) in 4 distinct ways;

- The number of stories requirement (previously 3 or more) is now removed.
- Some small purpose built blocks can now be licenced where a certain criteria is met.
- Mandatory national minimum sleeping room sizes are now in place.
- Waste disposal provision requirements are now in place.

2. Numbers;

How many applications we have had relating to the new licence criteria	22
How many intentions to refuse have we sent out	2
What is the value of these applications (total)	£24,745

3. The condition of the properties that have applied and if works are required?

The requirements when applying for a HMO license are set out in The Licensing and Management of Houses in Multiple Occupation and Other Houses (Miscellaneous Provisions) (England) Regulations 2006. It is on this basis that licences are issued. Licensed properties are required to be inspected to clarify compliance with the above regulations within the term of the licence (usually 5 years). Licences we have issued are ranked for risk based upon size, layout, sharing ratios and background knowledge. Inspections will be undertaken in order of the risk in the new year.

4. What proactive measures that are being undertaken to ensure we ensure compliance across the sector. E.g how are we tracking down landlords?

In the absence of a national, mandatory registration scheme for landlords (England is the only country in the UK without one), we only have access to information offered to us by landlords during engagement with Torbay Council.

In order to overcome this issue we have utilised and cross referenced a range of data sources such as; Census, Electoral roll, Revenue and Benefits, Energy Efficiency Data, Rental Deposit and Torbay Council database.

We have been collating a target list for the last 12 months (of properties which will be licensable post October 18). This list is also influenced by frontline colleagues reporting their suspicions to us.

We have undertaken a range of actions to ensure that both landlords and tenants can access clear information regarding HMO licensing and can take further action where appropriate;

- Website update
 - Clear and accurate information regarding the new licensing law and links to relevant information.
 - Guidance for licence applications to help landlord's complete applications fully and efficiently.
 - Examples of types of property requiring a licence so that landlords can better understand the regulations.
 - New licence fees.
 - Enforcement options for the Local Authority.
- Directly emailed all letting agents/estate agents setting out the new licensing legislation and requirements. We also instructed to inform their clients.
- Wrote an article for Devon Landlords Association newsletter setting out the new licensing legislation and requirements.
- Wrote a section for the food newsletter around B&B's and hotels that may be subject to mandatory licensing.
- Directly contacted providers of accommodation via sparerooms/AirB&B etc as and when there was a chance that the advertised property could be licensable.
- Utilised social media including 'My Day' to get key messages out.

3. Recommendation(s) / Proposed Decision

That members note the new regulations and the Council's progress in implementation in order to ensure a high quality, safe and effective private rented sector.

Appendix 1 – HMO Waste Guidance

Background Documents

<https://www.torbay.gov.uk/housing/advice-for-landlords/hmo/>

The following guidance document facilitates access to all relevant regulations; [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/767310/HMOs and residential property licensing reforms guidance.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/767310/HMOs_and_residential_property_licensing_reforms_guidance.pdf)

Please also find attached our guidance sheet which we use to supplement the waste collection condition.

Appendix 1

Waste guidance

1. The Licence holder shall comply with the Council's scheme which relates to the storage and disposal of household waste. The licence holder shall ensure so far as is reasonably practicable that the occupiers make arrangements for the collection of waste in accordance with these provisions and, when the property is unoccupied, or the occupiers fail to do so the licence holder adhere to these provisions themselves.

2. The licence holder shall at the beginning of a tenancy, provide written information to the occupiers of the property indicating:

a) which day refuse collections will take place;

b) what type of bins to use for household and recycling waste;

c) details of the Council's bulky waste collection service;

d) details of the Council's missed bin collection service;

e) the occupiers responsibility to put recycling boxes, food bin and wheeled bin or seagull proof bag at the boundary of the property so easily accessible from the highway by 6am on the collection day

f) that occupiers should make arrangements for any extra rubbish that cannot fit in the bins to be collected within 48 hours and/or disposed of as soon as is reasonably practicable and ensure that such rubbish, where possible, is stored within the boundary of the property until collection/disposal.

Occupiers should ensure the receptacle is kept locked at all times to prevent access by seagulls and/or vermin and members of the public to potentially unsafe waste.

3. The licence holder shall ensure that suitable and adequate provision for refuse storage and collection is provided at the house. This shall include a closable bin(s) kept in good working order and of suitable capacity as specified by the Council.

4. The licence holder shall ensure that commercial and/or trade rubbish/waste is not disposed of in the domestic household bins. Any trade rubbish/waste shall be disposed of as soon as is reasonably practicable and ensure that such rubbish/waste, where practicable, is stored within the boundary of the property. The licence holder shall make adequate arrangements for the collection and disposal of commercial waste and must use a licenced waste carrier.

5. Residents will need to separate their food waste and recycling from their residual waste. For further details of how waste should be separated please see www.torbay.gov.uk/recycling/what-goes-in-my-bin

6. Torbay Council will supply one set of waste and recycling containers per council tax account as per the Environmental Protection Act 1990, and provide a comprehensive and frequent waste collection for these containers.



Meeting: Housing Committee

Date: 21st January 2019

Wards Affected: All

Report Title: Housing Delivery Quarterly Performance Reports

Is the decision a key decision? No

When does the decision need to be implemented?

Executive Lead Contact Details: Cindy Stocks, Executive Lead for Housing,
Cindy.Stocks@torbay.gov.uk

Supporting Officer Contact Details: Bryony Stevens, Housing Strategy Delivery
Manager, 01803 207469, Bryony.Stevens@torbay.gov.uk

1. Introduction

1.1 This report accompanies quarterly performance data for the Council's commissioned housing services, housing options services and affordable housing delivery functions.

2. Performance Data proposal

2.1 It was previously agreed at Housing Committee in April 2018 that an annual Performance Report providing commentary on the annual performance figures would be presented to Committee annually and that the dashboard would be circulated quarterly. The Annual Performance Report was presented to Committee in September 2018. The dashboard for quarters 1 and 2 with brief commentary on RAG ratings, where applicable is attached at Appendix 1. The dashboard with Quarter 3 data will be circulated at the next Housing Committee in March 2019.

2.2 In order to provide a more informative account of performance regarding affordable housing delivery, officers have requested that TDA provide a more detailed report to include the town for both completions and pipeline delivery and indicate the sites for pipeline schemes. It is hoped that this will provide members with a more complete picture of performance in relation to affordable housing delivery and enhance the Council's monitoring of the TDA enabling function.

2.3 Most recent Rough Sleeper Count. Members are asked to note that the latest MHCLG Rough Sleeper Count for Torbay, carried out in autumn 2018 was 19 and is therefore a reduction on last year.

2. Recommendation(s) / Proposed Decision

That Members note the quarterly report and any exceptions. That members approve the more detailed performance data format for affordable housing delivery as set out in Appendix 2.

Appendices

Appendix 1: Torbay housing monitoring and performance framework dashboards, Quarter 2 2018/19

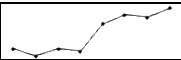
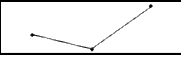

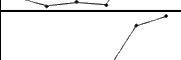

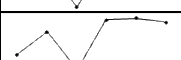
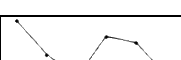
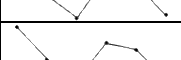
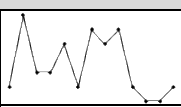

Appendix 2: TDA Affordable Housing Delivery Quarterly Report, January 2019

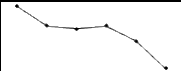
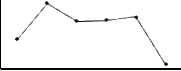
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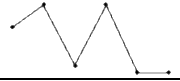



2018/19 Quarter 2 update of the Housing Monitoring and Performance Framework Dashboards.



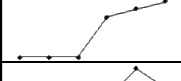
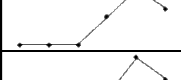

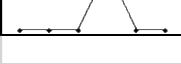
Dashboard 1- Commissioned services, homelessness and housing

ID number	Target	Indicator	Value	Time period	Where this information is kept	Who provides information	Trend	England value/ comparison*	Comparator group value/ comparison*	RAG rating	Comments
Commissioned services											
Leonard Stocks Centre											
1	95%	Utilisation of accommodation	100%	Qtr2 18/19	Performance returns sent to Commissioners	Commissioned service		N/A	N/A	G	Quarterly trend from Quarter 1 2016/17. First quarter is not a full quarter as service started mid quarter. Dip in utilisation is 80% with the rest at 100%
2	250% (annual)	Throughput (Total number of clients as a % of the capacity of the service)	153%	Qtr2 18/19	Performance returns sent to Commissioners	Commissioned service		N/A	N/A	A	
3	65%	% who obtain stable settled accommodation- upon departure from the service	44%	Qtr2 18/19	Performance returns sent to Commissioners	Commissioned service		N/A	N/A	A	
Torbay Domestic Abuse Service											
4	95%	Utilisation of accommodation	63%	Qtr2 18/19	Performance returns sent to Commissioners	Commissioned service		N/A	N/A	****	Qtrly trend from Qtr 2 2014/15. First qtr is not full qtr as service started mid quarter. First dip in obtaining safe & secure accom is 90%, second is 92%
5	100%	Obtain safe and secure accommodation- upon departure from the service	99%	Qtr2 18/19	Performance returns sent to Commissioners	Commissioned service		N/A	N/A	G	
Torbay Foyer											
6	95%	Utilisation of accommodation	59%	Qtr2 18/19	Performance returns sent to Commissioners	Commissioned service		N/A	N/A	A **	Quarterly trend from Qtr 4 2017/18
Young Devon											
7	95%	Utilisation of accommodation	91%	Qtr2 18/19	Performance returns sent to Commissioners	Commissioned service		N/A	N/A	A	Quarterly trend from Qtr 2 2015/16. First quarter is not a full quarter as service started mid quarter
Young Parents' service											
8	100%	Utilisation of accommodation	97%	Qtr2 18/19	Performance returns sent to Commissioners	Commissioned service		N/A	N/A	G	Service started mid 2017/18. Quarterly trend from Quarter 3 2017/18
Supported living											
9		Number entering supported living	See comment								Data not available
Extra care housing											
10		Number moved into Extra Care Housing**	Under 5	Qtr2 18/19	Torbay and South Devon NHS Foundation Trust			N/A	N/A	G	Quarterly trend from Quarter 1 2017/18. N.B. Small numbers can skew the trend making it unmeaningful. 19 moved into Extra Care Housing in 2016/17, 17 in 2017/18
11		Number on the waiting list for Extra Care Housing***	10	Qtr2 18/19	Torbay and South Devon NHS Foundation Trust			N/A	N/A	A	

Homelessness													
Rough sleeper count													
12		Number (some years were estimates)	24	Autumn 2017	https://www.gov.uk/government/statistical-data-sets/live-tables-on-homelessness	Local Authority		N/A	N/A	R	Annual trend from Autumn 2010. Not available quarterly		
13		Rate per 1,000 households	0.39	Autumn 2017	https://www.gov.uk/government/statistical-data-sets/live-tables-on-homelessness	Local Authority		0.20	Higher	0.17	Higher	R	Annual trend from Autumn 2015. Not available quarterly
Accepted as homeless and in priority need													
14		Number	190	2017/18	https://www.gov.uk/government/statistical-data-sets/live-tables-on-homelessness	Local Authority		N/A	N/A	R	Annual trend from 2012/13. No figures for quarter 1 2018/19 and none to be produced for quarter 2 due to new H-CLIC reporting system.		
15		Number per 1,000 households	3.09	2017/18	https://www.gov.uk/government/statistical-data-sets/live-tables-on-homelessness	Local Authority		2.41	Higher	1.48		Higher	R
Households accommodated by the authority													
16		Number of households in temporary accommodation	67	31-Mar-18	https://www.gov.uk/government/statistical-data-sets/live-tables-on-homelessness	Local Authority		N/A	N/A	A	Annual trend from 31 Mar 2013. No figures for quarter 1 2018/19 and none to be produced for quarter 2 due to new H-CLIC reporting system.		
17		Number per 1,000 households	1.09	31-Mar-18	https://www.gov.uk/government/statistical-data-sets/live-tables-on-homelessness	Local Authority		3.40	Lower	0.64		higher	A
Cases of homelessness prevention													
18		Number	272	2017/18	https://www.gov.uk/government/statistical-data-sets/live-tables-on-homelessness	Local Authority		N/A	N/A		Annual trend from 2012/13. No figures for quarter 1 2018/19 and none to be produced for quarter 2 due to new H-CLIC reporting system.		
19		Rate per 1,000 households	4.42	2017/18	https://www.gov.uk/government/statistical-data-sets/live-tables-on-homelessness	Local Authority		8.49	Lower	6.04		Lower	
Care leavers													
20		Number of clients who left Young Devon supported lodgings who are or have been looked after/in care	Under 5	Qtr2 18/19	Performance returns sent to Commissioners	Commissioned service		N/A	N/A	A	Quarterly trend from Quarter 2 2015/16. N.B. Small numbers can skew the trend making it unmeaningful. 10 in 2017/18, 12 in 2016/17		
21		Housing Options indicator related to care leavers	See comment		Local Authority	Local Authority		N/A	N/A	N/A	Envisaged to be available as an annual value for 2018/19		
Housing register													
Households registered with Devon Home Choice													
22		Number of households in housing need (Bands A-D)	978	Oct-18	https://www.devonhomechoice.com/useful-information-0	Devon Home Choice		N/A	N/A	G	Quarterly trend from Jan 2017- number registered then was 2,238		

ID number	Target	Indicator	Value	Time period	Where this information is kept	Who provides information	Trend	England value/ comparison*	Comparator group value/ comparison*	RAG rating	Comments
Adult social care outcomes framework indicators											
23	76%	ASC-1G: The proportion of adults with learning disabilities who live in their own home or with their family	74.3%	Sep-18	Torbay and South Devon NHS Foundation Trust			N/A	N/A	A***	Quarterly trend from Jun 17. Figures are year to date
24	68%	ASC-1H: Proportion of adults in contact with secondary mental health services who live independently, with or without support	48.1%	Sep-18	Devon Partnership Trust			N/A	N/A	A***	Quarterly trend from Jun 17. The first point is 52%
		- Higher- Torbay value is statistically significantly higher than the England/Comparator group (CIPFA) value									
		- Lower- Torbay value is statistically significantly lower than the England/Comparator group (CIPFA) value									
		- Not different- Torbay value is not statistically significantly different to the England/Comparator group (CIPFA) value									
		- Not calculated- No statistical significance calculated									
		** Numbers moving in are restricted by the number vacating existing extra care housing stock (107 units in Torbay)									
		*** When a vacancy is becoming available, community teams are advised and there is increased interest and requests to discuss individuals. These will be discussed informally at panel and if deemed appropriate and higher priority than those on the waiting list will be asked to make an application in order for nomination to be made									
****		Service being reconfigured and building decommissioned									
A **		Expected to increase following relaunch of service									
A***		Increase expected - change in recording to include all supported living ASTs									

ID number	Target	Indicator	Value	Time period	Where this information is kept	Who provides information	Trend	England value	Comparator grp value	RAG rating	Comments
Housing standards											
25		Number of licensed HMOs (houses in multiple occupation)	73	Aug-2018	http://www.torbay.gov.uk/registers	Local Authority	N/A	N/A	N/A	G	75 in April 2018
26		Number of enforcement actions-housing notices served	Under 5	Qtr2 18/19	Local Authority	Local Authority		N/A	N/A	N/A	Quarterly trend from Quarter 1 2017/18. N.B. Small numbers can skew the trend making it unmeaningful
27		Number of long term vacant dwellings (6+ months)	1,085	Oct-2017	https://www.gov.uk/government/statistical-data-sets/live-tables-on-dwelling-stock-including-vacants	Local Authority		N/A	N/A	A	Available annually. Trend points are annual from 1 Nov 2004, then Oct 2005 onwards
Disabled Facilities Grants (DFGs)											
28		Number of completed cases	38	Qtr2 18/19	Local Authority	Local Authority and Aster Living		N/A	N/A	G	Quarterly trend from Quarter 1 2017/18
29		Actual annual spend on DFGs	£954,000	2017/18			Two years of data provided. See comments	N/A	N/A	G	£877,000 in 2016/17. Annual figures
30		% spent of the annual DFG budget	95%	2017/18			N/A	N/A	G	88% in 2016/17. Annual figures	
Community equipment											
31		Number of different clients served	2,521	Qtr1-2 18/19	Provided by the commissioned service			N/A	N/A	G	Trend points are annual from 2014/15. 3988 clients in 2014/15, 3818 clients in 2017/18

ID number	Target	Indicator	Value	Time period	Where this information is kept	Who provides information	Trend	England value	Comparator grp value	RAG rating	Comments
5 year land supply											
32	5 years	5 year land supply	4.2 years	2017/18	Local Authority- Planning			N/A	N/A	A	Annual figure
Delivery											
33		% of sites delivered that are brownfield	59%	2017/18	Local Authority- Planning			N/A	N/A	A	Annual figure. Trend points annual from 2012/13
34	75 (annual)	Number of affordable homes delivered (gross)	27	Qtr2 18/19	Torbay Development Agency			N/A	N/A	A	Quarterly trend from Quarter 1 2017/18. The figure within quarter 4 'Other' is for Discounted Market. N.B. Small numbers can skew the trend and make it unmeaningful
35	-	Number of affordable homes delivered- Social rent	7	Qtr2 18/19	Torbay Development Agency			N/A	N/A	G	
36	-	Number of affordable homes delivered- Intermediate rent	9	Qtr2 18/19	Torbay Development Agency			N/A	N/A	A	
37	-	Number of affordable homes delivered- Shared ownership	11	Qtr2 18/19	Torbay Development Agency			N/A	N/A	A	
38	-	Number of affordable homes delivered- Other*	0	Qtr2 18/19	Torbay Development Agency			N/A	N/A	A	
* Other-To reflect new NPPF definition going forward											

Appendix 2.

TDA Affordable Housing Delivery Quarterly Report
January 2019

AH Completions by tenure 18/19

Tenure	Q 1	Q2	Q3	Q4	Total
Social rent	6	7	0		13
Affordable rent	14	9	13		36
Shared Ownership	18	11	2		31
Other tenure	0	0	1		1
Total	38	27	16		81

AH Completions by town and year 18/19

Tenure	Torquay	Paignton	Brixham
Social rent	6	0	0
Affordable rent	5	26	3
Shared Ownership	19	19	2
Other tenure	0	0	1
Total	30	45	6

No of wheelchair accessible units delivered per quarter 18/19

Tenure	Q 1	Q2	Q3	Q4	Total
Social rent	0	0	0		
Total	0	0	0		

Pipeline delivery – with planning

Tenure	Site	Town	No of units
Social rent	White Rock (on site)	Paignton	18
	Wall Park (on site - final phase)	Paignton	1
Affordable rent	Luscombe Lane	Paignton	5
	Yannons Farm (on site final phase)	Paignton	6
	White Rock (on site)	Paignton	12
	White Rock (on site - non S016)	Paignton	14
	Luscombe Lane	Paignton	3

Shared Ownership	Yannons Farm (on site - final phase)	Paignton	3
	White Rock (on site)	Paignton	10
	Heylo Housing (on site - non S106)	Paignton	13
	Bishops Place (on site)	Paignton	6
	Luscombe Lane	Paignton	4
Total			95

Pipeline delivery – full planning still to be achieved

Site	Town	% AH	RP	Comments
Inglewood	Paignton	30%	TBC	121 affordable units with an even mix of tenures. Also to include wheelchair adapted units.
Collaton St Mary (Taylor Wimpey)	Paignton	30%	TBC	29 affordable units with a mix of tenures
Yalberton Rd	Paignton	30%	TBC	58 units with a mix of tenures including social rent, affordable rent, shared ownership and self-build
Hatchcombe	Torquay	100%	Sanctuary	48 units all affordable
Hatfield Cross	Torquay	100%	Sanctuary	53 units all affordable
Sanctuary Garage sites	Torquay	100%	Sanctuary	16 units all affordable
286 – 288 Totnes Rd	Paignton	100%	TBC	9 units all affordable
St Kilda's	Brixham	100%	TBC	23 units all affordable



Meeting: Housing Committee

Date: 21st January 2019

Wards Affected: All

Report Title: Update on Care Leavers and Homeless Young People's Commissioning Proposal

Officer Contact Details: Shirley Beauchamp, Strategic Commissioning Officer

Shirley.beauchamp@torbay.gov.uk

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1. Background and Introduction

- 1.1 This report provides a timeline for the development of a framework of support and accommodation for care leavers and young people aged 16 to 25; as set out in the previous report dated 30th November 2018.
- 1.2 As previously described, the aim of the framework is to address the shortage of supported accommodation options for young people and increase sufficiency of local provision in line with our statutory responsibilities under the Children Act. Deficiencies in the Authority's response to care leavers' unique accommodation challenges was highlighted by Ofsted at recent inspections.
- 1.3 Children's placement costs for the 16+ age group are significantly more expensive than the lower level supported accommodation commissioned by the JCT, with the average weekly placement costing £1600. In comparison, weekly costs for supported lodgings and the Foyer are in the region of £160 per week. Whilst these service models are aimed at lower levels of need and complexity, the variance in price suggests there is potential to work with the provider market to develop different services to facilitate a gradual step down from care and move on into independent accommodation, as well as achieving a reduction in 16+ children's placements costs.
- 1.4 Housing Committee asked that an update be provided setting out the timescales for the project, including the delivery of a joint commissioning strategy.

2. Timescales:

2.1 Key dates for developing the commissioning strategy and a Torbay framework (possibly jointly with Plymouth) are set out below:

Activity	START	END
Cost modelling and Demand analysis (back view and projected)	02/01/2019	29/03/2019
Draft commissioning approach and plan, including scope of procurement	01/04/2019	30/04/2019

Consult and finalise approach (including decision making)	1/5/2019	30/06/2019
Service design, consultation, market engagement and preparation of specification	03/06/2019	26/07/2019
Finalise specification and approval	01/08/2019	12/09/2019
Submit OJEU Notice	18/09/2019	
Issue Tender Documents	18/09/2019	
Deadline for receipt of tenders		30/10/2019
Evaluation	31/10/2019	29/11/2019
Approval to Award	02/12/2019	06/12/2019
Intention to Award Notification	09/12/2019	
Standstill period	10/12/2019	19/12/2019
Lead in time	20/12/2019	31/03/2020
Start of framework/ service	01/04/2020	

3. Conclusion:

3.1 A new framework can be achieved by March 2020. However resources are required to address the demand modelling and costs analysis in a robust and timely way, and to determine commissioning priorities in order for the commissioning strategy to be developed and procurement to take place. These resources have been identified from within existing establishment by redefining priorities.

3.2 Demand modelling and costs analysis will inform future financial commitments which will require governance approval prior to proceeding with procurement.

3.3 Housing Committee are asked to note the timescale and resource issues set out above.

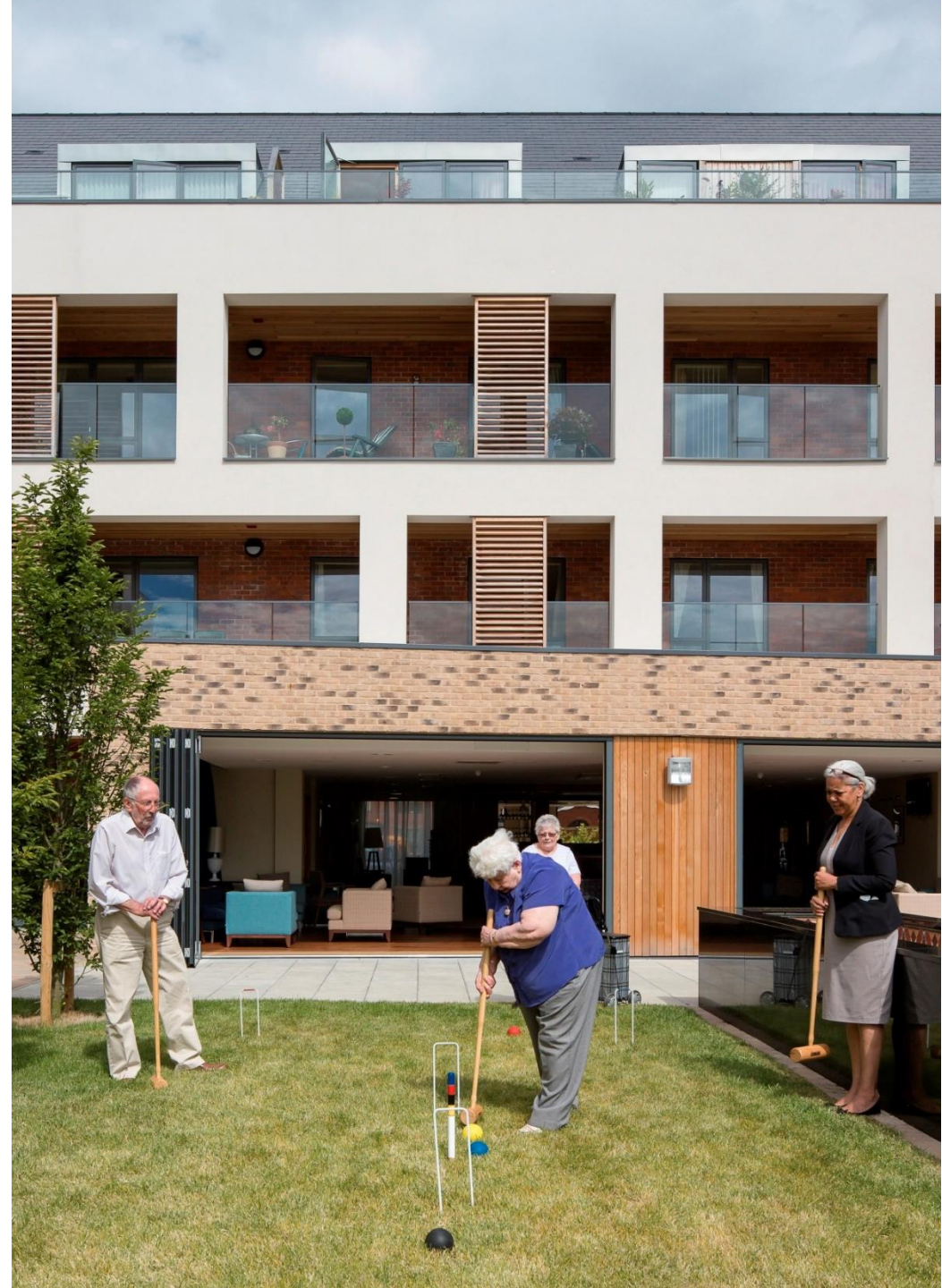
Housing Committee January 21st 2019

Presentation on interim findings from Housing LIN research funded through Local Government Association Housing Advisor programme and iBCF





Housing and
accommodation for an
ageing population.
Research in Torbay:
Interim findings



Research objectives

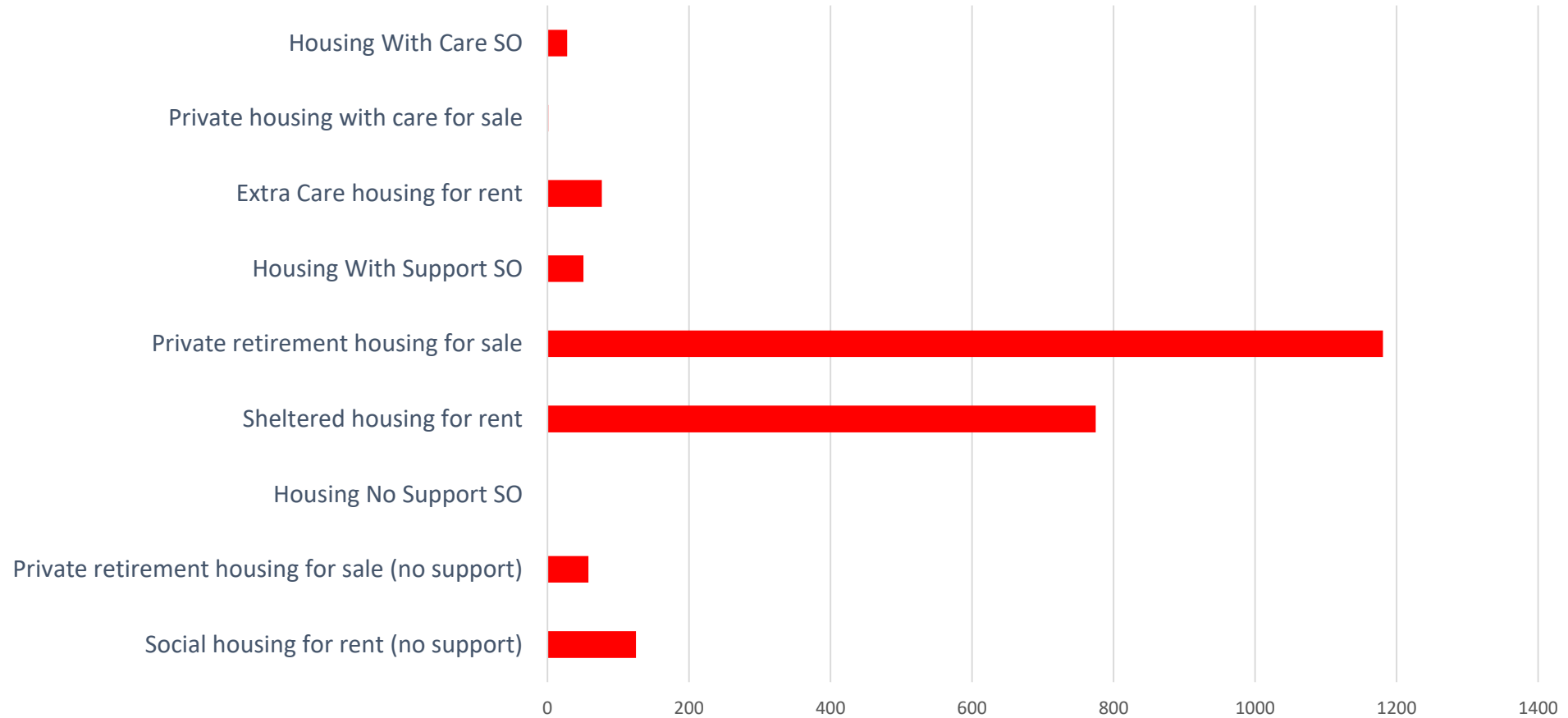
- To develop an evidence-based qualitative assessment of the demand/need for extra care housing and associated forms of housing and support in Torbay, that includes owner occupiers as well as social housing tenants
- To use this evidence to support Torbay Council to develop a cross-tenure extra care housing strategy and Supplementary Planning Document on housing for older people.
- Strategy will focus on extra care housing but may encompass support needs for housing in later life, such as support to remain in the existing home and support to move.

Methods

- Housing LIN consultants carried out the research overseen by multi agency Council-led Extra Care Project Team.
- Desktop analysis of supply of age designated housing
- Primary research: survey
- Primary research: focus groups
- Primary research: telephone interviews
- Primary research: local stakeholders

Current supply of age designated housing

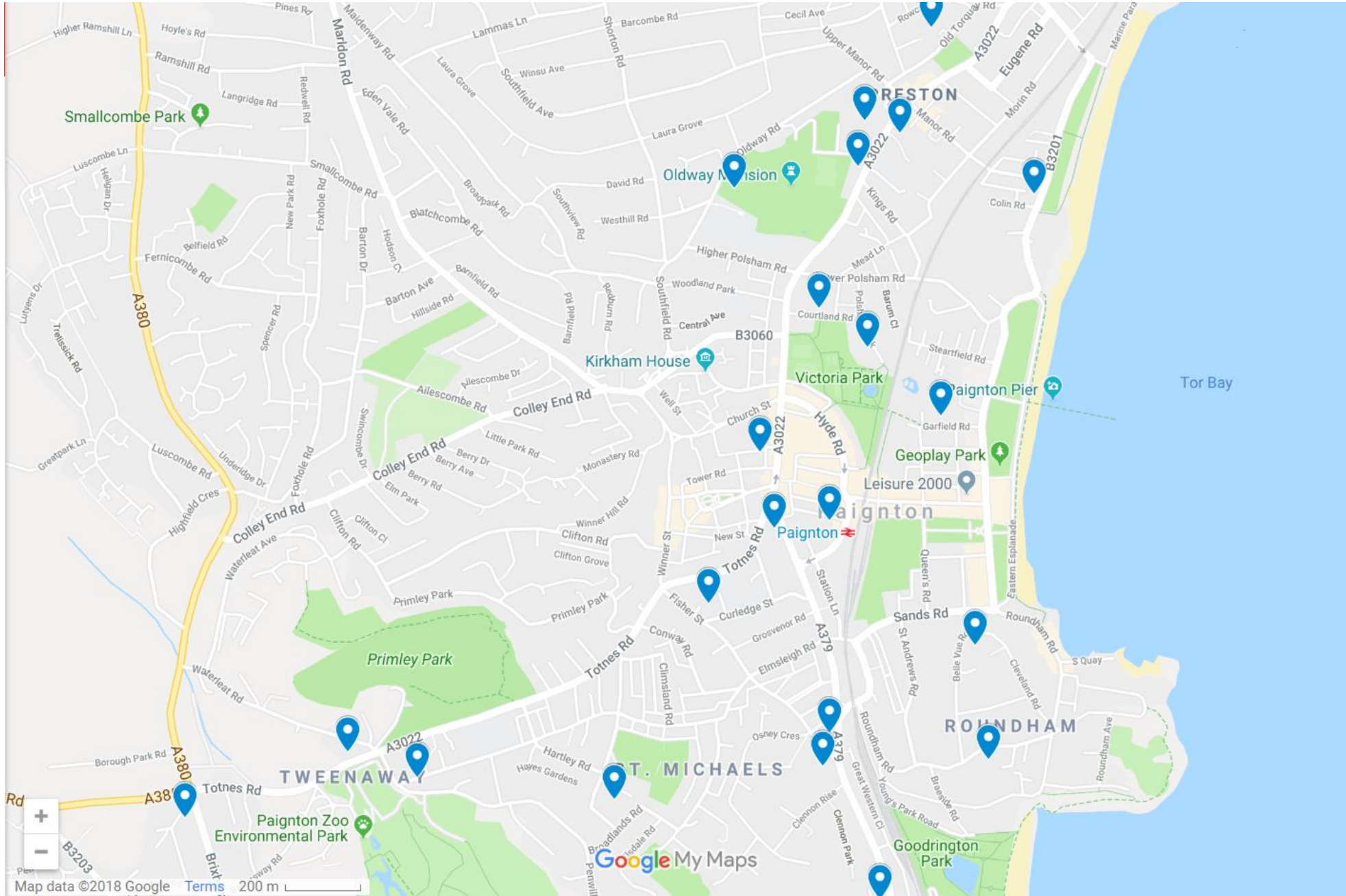
Units of older people's housing in Torbay by type and tenure



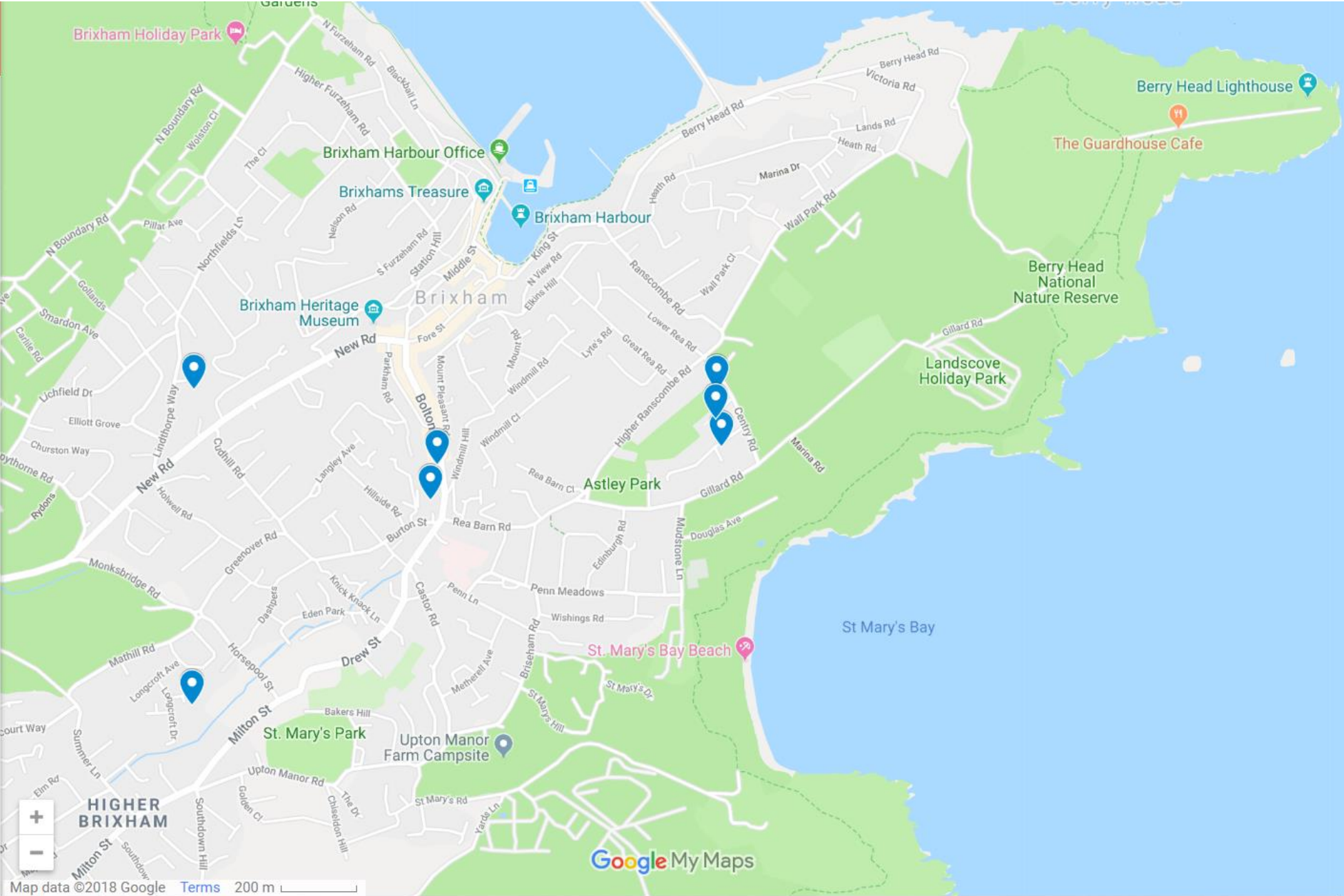
• Torquay



• Paignton

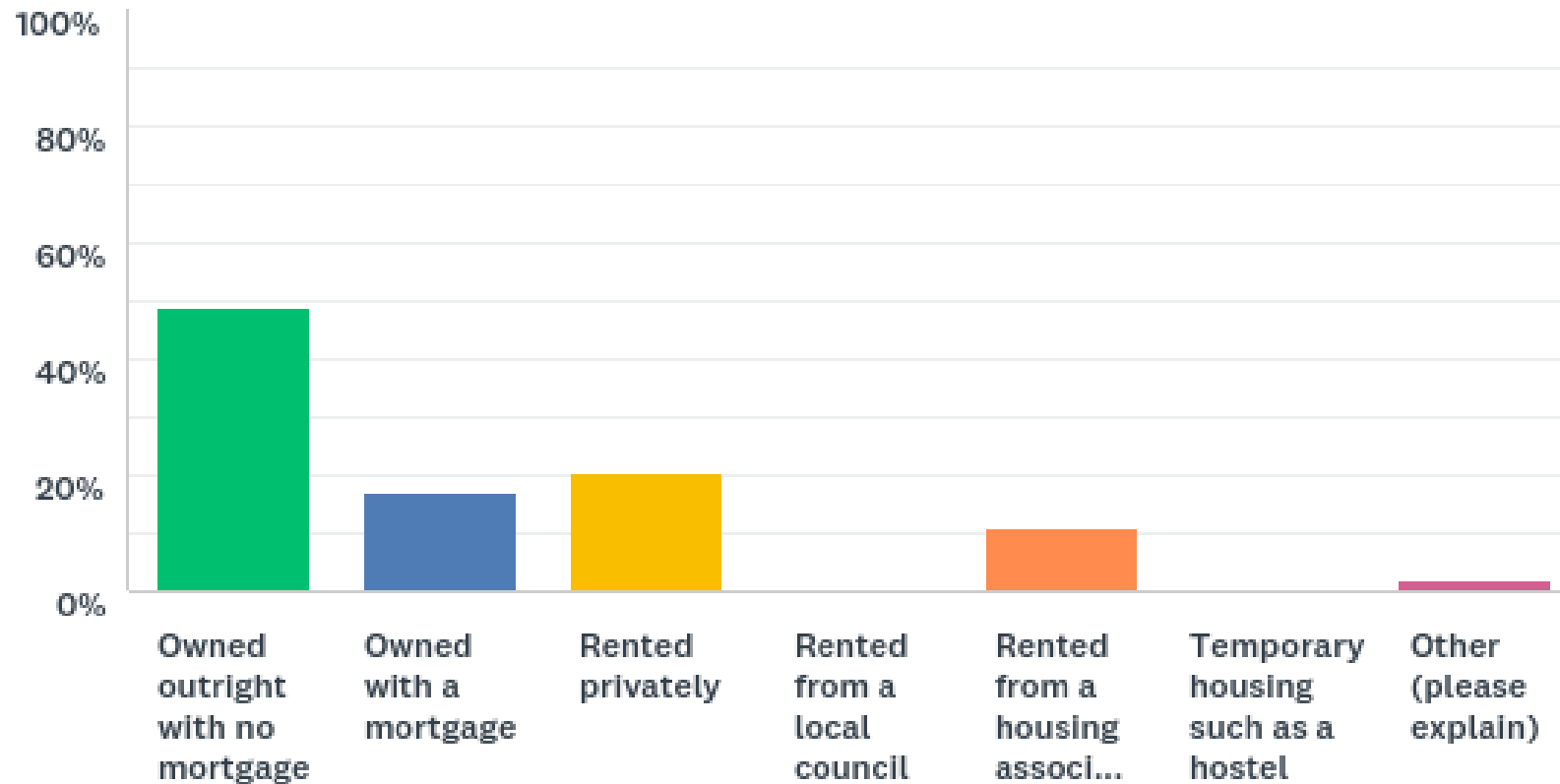


• Brixham



Survey: tenure status of respondents

- As of 19/12 there were **224** respondents:



Survey: interim results

- **Current situation: Key headlines**
- Most people (58%) live with their partner/spouse.
- 14.5% live in age-designated housing.
- 89% do not get help with daily activities.
- Adaptations-wise, most people state that they are “not needed currently”, ranging from 72% for grab rails to 94.6% for a stairlift.
- 67% feel very or somewhat connected to their local community

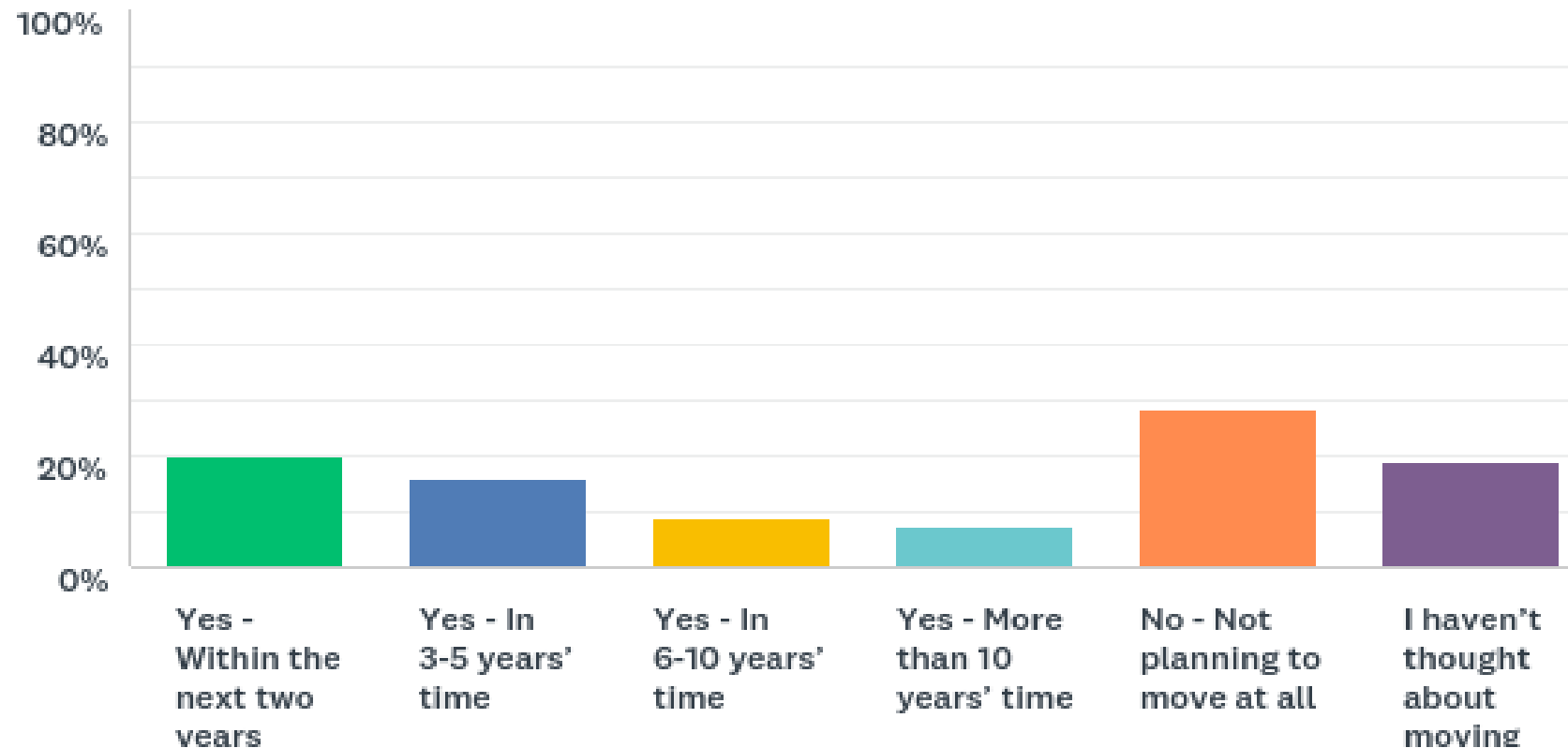
Survey: interim results

- **Future situation: Key headlines**

- The most frequently chosen reasons for moving home in the future were for health related reasons (38.5%), to live in a smaller home (31%) and to live in a more accessible home where one can be more mobile (30%).
- Future housing location preference: located on the outskirts of a town (40%) or in a town centre (34%).
- Most people (51%) would prefer a bungalow to a flat (29%) or a house (15%).
- Two bedrooms was the most popular option (62%).

Survey

Q16 Are you considering moving home in the future?



Focus groups

- Key headlines – owner occupiers
- **Differing attitudes towards moving.** Some had already thought about moving or in some cases '**downsizing**'. Whereas others wanted to stay in their **own home**
- **Location** is an important factor influencing a move. A flat location, access to public transport and local shops
- A desire to remain as **independent** as possible in later life
- **Key features:** security, wet room, accessible design, manageable indoor and outdoor space
- **Age designation** can be attractive as it creates a **safe community of like-minded** people but there is also **value** to living in a **mixed community**
- Preference towards **purchasing a private property**. Renting is expensive, inheritance is important, no stigma associated with buying from an HA
- *Lack of information : 'I don't know if people can make an informed choice. Maybe the choice is there but people can't access the information'*

Focus groups

- Key headlines – sheltered housing/private retirement residents
- The majority of participants had a **positive experience** *‘Moving here was the best thing we’ve ever done in our lives, we are really happy’ ‘SH is perfect’*
- **Pull/Push factors:** health, safety (security of tenure & neighbourhood), loneliness, to free up housing equity, unaffordable private rented sector
- **Key features:** Min of 2 bedrooms, guest rooms, communal space, green space, adequate storage (mobility scooters), contemporary design with low running costs
- **Accessible location** that is close to amenities and served by public transport
- **Mixed** preference towards **tenure**
- **Differing opinion on housing options.** Those in private retirement flats think there is a choice whereas those in HA sheltered think there is a **lack** of choice
- **Extra care housing is a good idea** but some are **concerned about the cost, service charge**
- The **term ‘sheltered housing’** seen as very negative - ‘retirement housing’ ‘independent living’

Focus groups

- Key headlines – Private sector renters (No General Needs renters attended)
- For the majority of participants **cost of moving, lack of choice and lack of knowledge** about housing options are the main factors **preventing a move**
- **Key features:** communal space, 2 bedrooms, accessible design, green space, small communities
- Access to **services and amenities** and being close to **friends** is important
- **Mixed views on type of housing:** flats, community-led housing, bungalows
- Important to be able to **personalise** where you live so you **feel at home**
- **Renting privately** is not suitable for later life as tenancy it is **not secure**
- Impression of **Extra Care Housing** initially quite **negative** but visit to Whitley Court changed this *‘it’s like a nice hotel’*
- *“There is a **lack of information and advice** on housing options and housing benefits, it should be the **council’s responsibility** to provide this. A dedicated **housing officer** would be useful”*

Views of Local stakeholders

- Current state of housing in Torbay
- There is a growing older population with limited housing choices
- A polarised housing offer for older citizens
- There is an over-supply of care homes
- A majority of the older population are owner occupiers with some living in unsuitable properties for those in later life

- What housing is needed?
- A diverse range of housing offers
- Ambitious developments
 - There is a demand for Extra Care Housing
 - Reintroduce 'warden-ised' properties
 - Small scale community-led housing
 - Support people in their own homes
 - Intergenerational living
- Housing for older people as part of the regeneration of town centres

Views of Local stakeholders

- Information and Advice
- The majority of people are not well informed about their future housing options or the process of moving, nor do they know where to turn for this advice.
- There is a severe lack of comprehensive, accessible information and advice available to help people take the decision to move
- The voluntary sector picking up the shortfall which is putting a strain on their resources
- Devon Home Choice is “failing older citizens”
- Information needs to be provided both online and offline to ensure organisations are ‘age-friendly’
- Role of the Local Authority
- Prioritise Torbay residents
- Support NHS Trust sites
- Encourage HA’s to be ambitious
- Provide clear, accessible information about housing options for older citizens

Next steps

- Further focus groups in January:
 - Owner occupiers x2
 - Older people renting in general needs social housing
 - Further stakeholder interviews
- Housing LIN draft evidence report – beg Feb 2019
- Officers draft extra care/older people's housing strategy based on research findings and engage with stakeholders to promote (Feb-March 2019).
- Will set out guidance for developers and guide Council investment in future ECH.

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A of the Local Government Act 1972.

Document is Restricted