



Minutes of the Housing Committee

12 September 2018

-: Present :-

Councillor Thomas (D) (Chairman)

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

47. Apologies for Absence

An apology for absence was received from Councillor Parrott.

48. Minutes

The Minutes of the meeting of the Housing Rental Company Committee held on 25 June 2018 were confirmed as a correct record and signed by the Chairman.

49. Housing First

Members received an update on the approach and action plan for implementing a Housing First approach. Members noted the system change would support homeless people with the most complex mental and physical health needs to access and sustain suitable accommodation. Stable housing with support will improve health, social care, recovery, access to employment and life chances for people with complex needs and reduce anti-social street activity and criminal justice interventions.

Members sought reassurance regarding efforts to source external funding, learning from other areas that had already adopted a housing first approach and staffing resources as well as the anticipated number of units required.

Resolved;

That the approach and action plan outlined in the submitted report be endorsed.

50. Housing Strategy Action Plan

Members noted the progress of the housing strategy projects and requested that the action plan be cross referenced with the findings in the Ofsted report to ensure appropriate levels of support is given to young people.

Members challenged whether the key deliverable regarding the use of S106 agreements to secure the use of local construction skills in 5 major development sites was a deliverable that should be monitored given that the SPD placed other Council priorities such as education provision and open space above the use of

local construction skills. Members were advised that all Council projects required contractors to use local skills.

51. Housing Performance

Members noted the Annual Report on Housing Monitoring and Performance Framework. Members were advised that the dashboards are reviewed and updated quarterly and regularly reported to Housing Committee. The annual monitoring report is complementary to the dashboard data, offering a more detailed commentary on the information reported, drawing out trends, benchmarking and offering a more detailed analysis of the data and the indicators themselves.

52. Housing Policy Update

Members were informed that Government had recently made several significant announcements regarding additional grant funding and borrowing arrangements for affordable housing, funding for Supported Housing, the National Planning Policy Framework (NPPF), a Rough Sleeping Strategy and Social Housing Green Paper. The report outlined the key features and applicability to Torbay Council. It also includes information on ministerial changes and recent funding applications.

Resolved:

That the Director of Adult Services and Housing ensure that actions to respond to these opportunities are progressed and incorporated into the refreshed Housing Strategy Action Plan 2018-2019, the Homelessness Strategy and the work programme of the Torbay Housing Company.

53. Affordable Housing and Rent to Own Products

The new NPPF published in July 2018, changes the definition of Affordable Housing to include an affordable route to home ownership including rent to buy products. Members were advised that this type of product allocates housing for affordable rent for an initial period of time, and then the household has the opportunity to purchase the housing. This product is targeted at people who aspire to homeownership and could realistically achieve it in the medium and longer term and provides another tool to deliver affordable housing.

Resolved;

That the Director of Adult Services and Housing pursue sites for delivery of RentPlus as part of Torbay's Housing Strategy to support delivery of affordable housing in light of the change to the NPPF definition.