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Dear Member

CABINET - TUESDAY, 19 MAY 2020

I am now able to enclose, for consideration at the Tuesday, 19 May 2020 meeting of the Cabinet, the following reports that were unavailable when the agenda was printed.

Agenda No	Item	Page
7.	Housing Strategy Delivery Plan	(Pages 2 - 16)
11.	New Economic Growth Fund Opportunities	(Pages 17 - 72)

Yours sincerely

Teresa Buckley
Clerk



Meeting: Leader of the Council

Date: 19th May 2020

Wards Affected: All

Report Title: Housing Strategy Delivery Plan

Is the decision a key decision? No

When does the decision need to be implemented?

Cabinet Member Contact Details: Councillor Long, Cabinet Member for Economic Regeneration, Tourism and Housing, Swithin.long@torbay.gov.uk

Supporting Officer Contact Details: Kevin Mowat, Director of Place, kevin.mowat@torbay.gov.uk

1. Proposal and Introduction

- 1.1 On 27th February 2020 the Council approved the Housing Strategy and recommended that the Director of Place be instructed to work with housing partners to develop a Housing Strategy Delivery Plan for approval by the Cabinet.
- 1.2 Appendix 1 sets out the Housing Strategy Delivery Plan for approval.

2. Reason for Proposal and associated financial commitments

- 2.1 The Housing Strategy was a high level document based around the priorities within the Partnership Agreement, the subsequent Housing Strategy Delivery Plan provides the details of how the Council will work on delivering the strategy in accordance with the Council's principles.
- 2.2 The proposals contained in this report do not commit the Council financially, other than within existing budgets. Due consideration will be given to the financial impacts of each aspect of the Housing Strategy's Delivery Plan as individual work-streams are progressed and further/separate budget decision may follow as a consequence.

3. Recommendation(s) / Proposed Decision

- (i) That Appendix 1 – Housing Strategy Delivery Plan 2020 ~ 2025 Version 1, be approved.
- (ii) That authority is delegated to the Assistant Director of Planning, Housing & Climate Change, in consultation with Cabinet Member for Economic

Regeneration, Tourism and Housing, to agree the final details of the Housing Strategy Delivery Plan, including in-year adjustments to help progress housing delivery.

- (iii) That, the Housing Strategy Delivery Plan will be formally reviewed on an annual basis, through an appropriate level of consultation, with updates agreed and a refreshed version published as necessary.

Appendices

Appendix 1: Housing Strategy Delivery Plan Version 1 2020 ~ 2025

Background Documents

Housing Strategy approved on by Council on 27 February 2020.

Report Clearance

Report clearance:	This report has been reviewed and approved by:	Date:
Chief Executive	Steve Parrock	
Monitoring Officer	Anne-Marie Bond	
Chief Finance Officer	Martin Phillips	
Relevant Director/Assistant Director	Kevin Mowat	

Section 1: Background Information

1.	What is the proposal / issue? The proposed Housing Strategy Delivery Plan supports the delivery of the ambitions, aims and objectives of the Housing Strategy and has been developed in conjunction with our housing partners to ensure that the Plan is a collaborative document, with support from those responsible for all aspects of housing in Torbay.
2.	What is the current situation? On 27 th February 2020 the Council approved the Housing Strategy and recommended that the Director of Place be instructed to work with housing partners to develop a Housing Strategy Delivery Plan 2020 ~ 2025. The appended Housing Strategy Delivery Plan has been developed in consultation with the Council's housing partners.
3.	What options have been considered? The Housing Strategy Delivery Plan which is being put forward for consideration has been developed with housing partners. No other option has been considered, whilst doing nothing is an option such a course of action would result in the Council being unable to deliver on the strategic direction set out in the Housing Strategy.
4.	What is the relationship with the priorities within the Partnership Memorandum and the Council's Principles? The Housing Strategy Delivery Plan provides details of how the Council will work on delivering the Housing Strategy which was based around the priorities within the Partnership Agreement, in particular the 'Thriving People and Communities' and 'A Thriving Economy' priorities. The Housing Strategy Delivery Plan also support the Council's Principle in relation to reducing demand through prevention and innovation. In the Council's 'Community and Corporate Plan 2019 – 2023', the ambition for Torbay makes reference to a place that has affordable housing for its residents. The Plan also identifies opportunities and challenges, which include the need for housing growth. Furthermore, within the vision statement under 'Thriving People' the Plan clearly states that the Council will 'Improve the delivery, affordability and quality of housing'.

5.	<p>How does this proposal/issue contribute towards the Council's responsibilities as corporate parents?</p> <p>In drafting the Housing Strategy Delivery Plan, full consideration has been given to the impact of housing on children, in particular those who are 'Looked After' or identified as being in need of 'Care and Protection'. As well as addressing the needs of those children that are leaving care.</p>
6.	<p>How does this proposal/issue tackle poverty, deprivation and vulnerability?</p> <p>The Housing Strategy Delivery Plan recognises and attempts to address the impact that poor housing has on our population. Endeavouring to ensure that all our residents have access to good quality homes, which are affordable and meet their particular needs. This is a vital part of tackling poverty, deprivation and vulnerability.</p>
7.	<p>How does the proposal/issue impact on people with learning disabilities?</p> <p>In drafting the Housing Strategy Delivery Plan, full consideration has been given to the impact of housing on people with learning disabilities.</p>
8.	<p>Who will be affected by this proposal and who do you need to consult with? How will the Council engage with the community? How can the Council empower the community?</p> <p>The Housing Strategy was the subject of a full public consultation exercise, which took place between 17th December 2019 and 31st January 2020. During the consultation period a Strategic Housing Stakeholder Event was held which included a range of partner organisations. Held in a workshop format the event was attended by 34 people. The aim of the event was to test the proposals within the Strategy and to identify actions to deliver the priorities. Other consultation and engagement activity included online consultation, Facebook Live (#YOurTQs) and Cabinet Conversation. Those housing related partners who attended the Strategic Housing Stakeholder Event have also been consulted on this Housing Strategy Delivery Plan. The Delivery Plan includes actions for housing partners so that the Council is able to empower the community.</p>

Section 2: Implications and Impact Assessment

9.	What are the financial and legal implications? The proposals contained in this report do not commit the Council financially, other than within existing budgets. Due consideration will be given to the financial impacts of each aspect of the Housing Strategy Delivery Plan as individual work-streams are progressed.
10.	What are the risks? The Housing Strategy provided a coherent direction of travel in relation to housing in Torbay but the Housing Strategy Delivery Plan sets out how and when the strategic objectives will be achieved.
11.	Public Services Value (Social Value) Act 2012 Not applicable.
12.	What evidence / data / research have you gathered in relation to this proposal? Feedback was gathered during the Housing Strategy consultation period and subsequent consultation, with partners, on the detailed Delivery Plan.
13.	What are key findings from the consultation you have carried out? There was broad and significant support for more affordable housing and for the development of more social housing.
14.	Amendments to Proposal / Mitigating Actions The draft Housing Strategy Delivery Plan has evolved to reflect relevant and appropriate feedback provided by the public, partner organisations and other stakeholders.

Equality Impacts

15.	Identify the potential positive and negative impacts on specific groups			
		Positive Impact	Negative Impact & Mitigating Actions	Neutral Impact
	Older or younger people	The aim of the Housing Strategy Delivery Plan is to have a positive impact on this group through delivering more affordable homes, in high quality mixed developments.		
	People with caring Responsibilities	The aim of the Housing Strategy Delivery Plan is to have a positive impact on this group.		
	People with a disability	The aim of the Housing Strategy Delivery Plan is to have a positive impact on this group through the delivery of additional extra care housing and specialist accommodation for people with autism. In addition, we will implement a “Promoting Independence at Home” delivery plan.		
	Women or men	The aim of the Housing Strategy Delivery Plan is to have a positive impact on this group.		
	People who are black or from a minority ethnic background (BME) <i>(Please</i>	The aim of the Housing Strategy Delivery Plan is to have a positive impact on this group.		

<i>note Gypsies / Roma are within this community)</i>			
Religion or belief (including lack of belief)	The aim of the Housing Strategy Delivery Plan is to have a positive impact on this group.		
People who are lesbian, gay or bisexual	The aim of the Housing Strategy Delivery Plan is to have a positive impact on this group.		
People who are transgendered	The aim of the Housing Strategy Delivery Plan is to have a positive impact on this group.		
People who are in a marriage or civil partnership	The aim of the Housing Strategy Delivery Plan is to have a positive impact on this group.		
Women who are pregnant / on maternity leave	The aim of the Housing Strategy Delivery Plan is to have a positive impact on this group.		
Socio-economic impacts (Including impact on child poverty issues and deprivation)	The aim of the Housing Strategy Delivery Plan is to have a positive socio-economic impact. The Plan aims to increase the overall supply and range of housing in Torbay, that it is affordable and meets people's needs, and that the quality of the housing is improved.		
Public Health impacts (How will your proposal impact on the general health of the population of Torbay)	The aim of the Housing Strategy Delivery Plan is to have a positive impact on the general health of the population of Torbay. The Strategy recognises that the availability and quality of housing		

		has a significant effect on people's health and wellbeing.		
16.	Cumulative Impacts – Council wide (proposed changes elsewhere which might worsen the impacts identified above)	The Housing Strategy forms one element of the Council's Policy Framework. Successful implementation of the Housing Strategy Delivery Plan will have a positive effect on the residents within Torbay. The actions within the Plan will sit alongside a range of actions from other Strategies – such as the Joint Health and Wellbeing Strategy, the Economic Strategy, the Children and Young People's Plan and the Local Plan.		
17.	Cumulative Impacts – Other public services (proposed changes elsewhere which might worsen the impacts identified above)	We will continue to work with our partners in the public, private and voluntary sectors to ensure that Torbay and its communities thrive. The Housing Strategy Delivery Plan will be delivered in partnership.		

Housing Strategy Delivery Plan 2020 ~ 2025

Version 1

May 2020

This document can be made available in other languages and formats. For more information please contact housingdelivery@torbay.gov.uk

Torbay Council's Housing Strategy 2020 ~ 2025 was agreed in February 2020. This Delivery Plan has been developed with partner organisations and will be considered by the Cabinet. The aim is to ensure that the Housing Strategy can and will be delivered. The Delivery Plan will be reviewed on an annual basis with updates agreed and published as necessary.

The Council is committed to work with stakeholders and through wider community engagement to deliver this Plan and the monitor our progress in meeting our Objectives and Priorities.

Monitoring of the Plan will in the first instance be through the Housing Delivery Group which is made up of representatives from across Torbay Council each with a role to play in delivering the Housing Strategy. There will be regular feedback and engagement with both the Cabinet and the Strategic Housing Partnership. Delivery of this Plan against the Housing Strategy will be included within our Performance and Risk Framework.

Through the heart of this Delivery Plan is the need to ensure that we maximise the opportunities to improve conditions within our Community Investment Areas through positively targeting, influencing and delivering regeneration projects to their benefit. We will measure our success through the overall improvement within the Indices of Multiple Deprivation and in narrowing the gap between less deprived areas of Torbay

As part of Torbay Council's commitment to building trusted relationships with our communities, including having continuing conversations with them, we will ensure that we regularly publish housing monitoring information.

Action Item	Key Deliverable What we are going to do/enable?	Who is responsible?	Measure and target	By when
Housing Strategy Priority 1 Increase the overall supply and range of housing in Torbay and make the best use of existing housing				
1	<p>Deliver more affordable homes ensuring that they are good quality and well-designed</p> <p>Work with developers to ensure early delivery of affordable homes on Section 106 sites.</p> <p>Cross-reference housing need by type (Action Item 14) to available sites (Action Item 6) to provide greater focus to housing delivery.</p>	<p>Assistant Director of Planning, Housing & Climate Change</p> <p>Director of Asset Management, Investment and Housing (TDA)</p> <p>Registered Providers</p>	<ul style="list-style-type: none"> Deliver 110 affordable homes p.a. On Section 106 sites deliver 70 affordable homes p.a. 	March 2021
2	<p>Building on the response to the Covid-19 pandemic, consider how the Council can work with private landlords to make properties available at affordable rents to help meet housing need.</p>	Assistant Director of Community and Corporate Services	<ul style="list-style-type: none"> Establish an affordable rental scheme with landlords 	December 2021
	<p>Review S106 and Affordable Housing Supplementary Planning Document (SPD).</p>	Service Manager Spatial Planning	<ul style="list-style-type: none"> Review of S106 and Affordable Housing SPD 	September 2021
	<p>Encourage and support Registered Providers (RPs) bids to Homes England to develop affordable and social rented housing.</p>	<p>Assistant Director of Planning, Housing & Climate Change</p> <p>Registered Providers</p>	<ul style="list-style-type: none"> Embed liaison meetings with Registered Providers and enable positive dialogue with Homes England Achieve 50% successful RP bids p.a. 	Ongoing
5	<p>Through the Local Plan Review, consider Torbay Council's viability policy and practice to ensure it is maximising opportunities for affordable housing and addressing stalled sites.</p>	Assistant Director of Planning, Housing & Climate Change	<ul style="list-style-type: none"> Review of viability policy and practice carried out 	December 2020
6	<p>Ensure the provision of sufficient deliverable housing sites, seeking to meet the government's requirement for a five year land supply including unlocking stalled sites.</p>	Assistant Director of Planning, Housing & Climate Change	<ul style="list-style-type: none"> Maintain a five year land supply Complete 679 homes 	April 2021

Action Item	Key Deliverable What we are going to do/enable?	Who is responsible?	Measure and target	By when
7	Through the Local Plan Review, support change of use from redundant commercial to residential use in town centres where this is consistent with Torbay Council's Economic Strategy and the Town Centre Regeneration Strategy.	Director of Economic Strategy Town Centre Regeneration Programme Director TorVista Homes Ltd Private landlords	<ul style="list-style-type: none"> Number of units transferred from commercial to residential use 15 p.a. 	Ongoing
Housing Strategy Priority 2: Ensure appropriate and affordable housing is available to meet people's housing needs and aspirations				
8	Deliver our Homelessness and Rough Sleeping Strategy	Assistant Director of Community and Customer Services	<ul style="list-style-type: none"> Homeless strategy action plan monitored 	Ongoing
9	Develop and implement a 'Promoting Independence at Home' delivery plan to ensure we meet the objectives of the emerging Later Life Strategy and Learning Disability, Autism and Mental Health Housing Strategy.	Head of Partnerships, People & Housing	<ul style="list-style-type: none"> 'Promoting Independence at Home' delivery plan is produced 	December 2020
10	Develop additional units of extra care housing in order to meet the needs of our population in accordance with the "Promoting Independence at Home" delivery plan.	Director of Asset Management, Investment and Housing (TDA) Head of Partnerships, People & Housing TorVista Homes Ltd	<ul style="list-style-type: none"> Number of additional units of extra care housing targeted at meeting needs from within the existing population (Targets to be set in the Promoting Independence at Home delivery plan) 	March 2021
11	Secure provision of specialist accommodation for people with autism as part of Transforming Care Programme	Transforming Care Programme Housing Project Officer	<ul style="list-style-type: none"> 5 specialist autism accommodation units secured 	March 2021
12	Ensure adequate supply of support and accommodation for young people aged 16 to 24 including care leavers, young parents and homeless young people.	Head of Procurement, Contract Management & Commissioning	<ul style="list-style-type: none"> New contract in place to include specific targets in relation to: <ul style="list-style-type: none"> Step down accommodation for care leavers 	March 2021

Action Item	Key Deliverable What we are going to do/enable?	Who is responsible?	Measure and target	By when
			<ul style="list-style-type: none"> ○ Move on accommodation ○ Accommodation with support; and ○ Outreach support 	
13	As part of Domestic Abuse and Sexual Violence Strategy re-commission the current accommodation service	Strategic Commissioning Officer	<ul style="list-style-type: none"> ● DA and sexual violence support services are commissioned as part of the Multiple Complex Needs Alliance 	December 2021
14	Provide a robust evidence base for the Local Plan review through: <ul style="list-style-type: none"> ● analysis of housing market data ● call-out for sites ● review of government, regional and local data evidencing housing need, including a breakdown of housing type 	Service Manager Spatial Planning	<ul style="list-style-type: none"> ● Publish an annual Five Year Land Supply Statement ● Create mechanism to review and measure housing need by type 	Ongoing
15	Secure homes for the homeless/rough sleepers via funding from the Ministry of Housing, Communities and Local Government for a small lettings agency in Torbay, focussing on those who are homeless and referred through from the Council.	Strategic Commissioning Officer Plymouth Homes for Let	<ul style="list-style-type: none"> ● Lettings agency is operational ● Secure 25 properties in the first year 	March 2021 May 2021
Housing Strategy Priority 3: Improve the environmental, economic and social sustainability of our housing				
16	Adopt an updated Healthy Torbay Supplementary Planning Document (SPD) covering design/development of accommodation with care and support including older persons housing	Senior Planning and Public Health Officer Senior Housing Strategy & Delivery Officer Assistant Director of Planning, Housing & Climate Change	<ul style="list-style-type: none"> ● Adopt a Healthy Torbay SPD 	April 2021

Action Item	Key Deliverable What we are going to do/enable?	Who is responsible?	Measure and target	By when
17	Support community led housing projects to meet identified housing demand, including the use of community land trusts.	Senior Housing Strategy & Delivery Officer Growing Homes Torbay	<ul style="list-style-type: none"> Establish links with community led housing projects 	Ongoing
18	Encourage take up of government and utility sector affordable warmth grants and other opportunities to increase energy efficiency and reduce fuel poverty	Assistant Director of Planning, Housing & Climate Change	<ul style="list-style-type: none"> Undertake promotional campaign to signpost to available grants 	March 2021
19	Introduce a new local planning application validation requirement to require a Climate Change Design Statement with all new buildings	Assistant Director of Planning, Housing & Climate Change	<ul style="list-style-type: none"> Produce and introduce a Climate Change Design Statement for all new buildings in Torbay 100% of new buildings with this statement 	October 2020
20	Publish design guidance to inform how new buildings might achieve the zero carbon target, and how existing buildings could be suitably adapted to improve their energy efficiency.	Assistant Director of Planning, Housing & Climate Change	<ul style="list-style-type: none"> New guidance is produced or existing design guidance is adopted 	February 2021
21	Lobby government to encourage a review of Building Regulations as a means to ensure the new buildings are of a higher standard necessary to help bring forward zero carbon buildings.	Assistant Director of Planning, Housing & Climate Change	<ul style="list-style-type: none"> Government lobbied to encourage a review of national Building Regulations 	Ongoing
Housing Strategy Priority 4: Improve the quality of housing in Torbay				
22	Ensure appropriate advice, support and information is available for private rented tenants with a view to improving the quality of private rented homes in Torbay.	Assistant Director of Community Services	<ul style="list-style-type: none"> Review of existing resources completed Action Plan to develop further resources produced 	September 2020 November 2020
23	Undertake a full review of the provision of temporary accommodation to assess demand, suitability, and	Assistant Director of Community and Customer Services	<ul style="list-style-type: none"> Demand, options analysis and Delivery Plan completed 	November 2020

Action Item	Key Deliverable What we are going to do/enable?	Who is responsible?	Measure and target	By when
	sustainability and subsequently implement a new delivery model that also facilitates the best outcomes for clients.			
24	Review the impact of the expansion of mandatory Houses in Multiple Occupation (HMO) licensing and consider the possibilities for selective licensing in Torbay to improve standards of accommodation in the private rented sectors.	Assistant Director of Community Services	<ul style="list-style-type: none"> Decision made on alternative licensing models 	November 2020
25	Implement mechanism by which to undertake Management Orders on properties that warrant such action.	Assistant Director of Community and Customer Services	<ul style="list-style-type: none"> Mechanism implemented 	September 2020

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

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